September 17,2021

Atlanta Regional Commission
229 Peachtree St NE, Ste. 100
Atlanta, GA 30303

RE: Comprehensive Plan Update Submittal

The City of Clarkston has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Shawanna Qawiy at sqawiy@cityofclarkston.com.

Sincerely,

Mayor Beverly H. Burks
City of Clarkston

Enclosures

clarkston 2040

// ACKNOWLEDGEMENTS

ARC

Andrew Smith, Principal-In-Charge
Rachel Will, Project Manager
Marian Llou, Project Planner

THE PLANNING TEAM WOULD LIKE TO THANK:

CITY OF CLARKSTON

Beverly H. Burks, Mayor
Shawanna Qawiy, Planning Director

CLARKSTON 2040 STEERING COMMITTEE

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Josh Deaton
Cathy Burroughs
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CDF ACTION

CLARKSTON WOMENS CLUB

COCOMATL

REFUGEE FAMILY ASSISTANCE PROGRAM

"WE HAVE TO INVEST IN OURSELVES BEFORE OTHERS WILL INVEST IN US."

// Clarkston 2040 Steering Committee Member

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clarkston 2040

CHAPTER 1 // COMMUNITY ASSESSMENT

// Study Context

// Public Engagement

// Previous Plans

// Existing Conditions

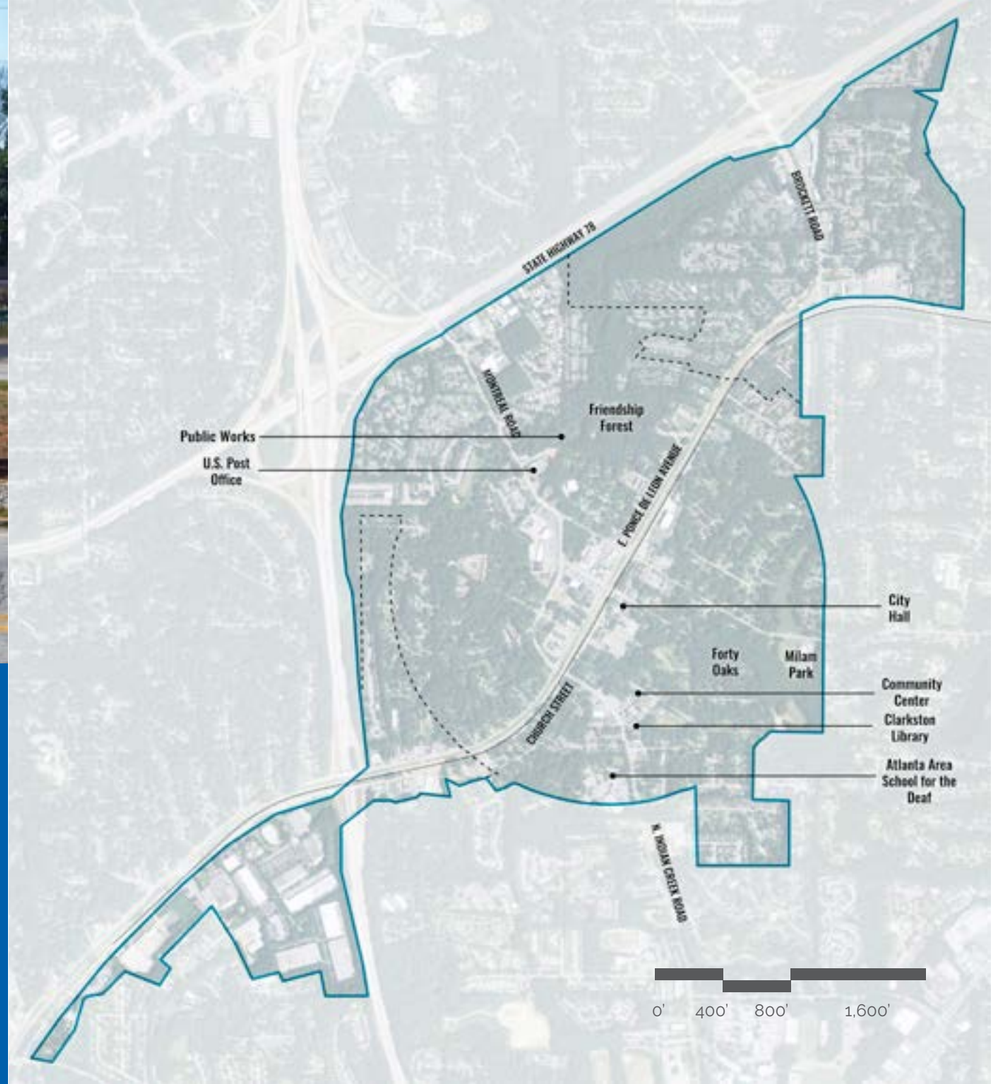
// Market Analysis

CLARKSTON 2040 // STUDY CONTEXT

The Clarkston 2040 Comprehensive Plan Update study area limits are the City limits which includes the recently annexed parcels to the northeast and southeast. The City is bound to the north by State Highway 78, crosses 285 to the east and to the west Brockett Road forms the new city boundaries; the boundary is shown on the map on page 7. The area is primarily comprised of the historic downtown and the East Ponce de Leon and Church Street corridor and surrounding land. Clarkston 2040 expands on the efforts of the 2015 LCI Study, with a greater focus on revitalizing the core of Downtown.

"SINCE 1990, THE CITY SERVED AS AN ASYLUM FOR REFUGEES FROM ASIA, AFRICA, AND BEYOND, GARNISHING ITS TITLE AS THE "MOST DIVERSE SQUARE MILE IN AMERICA". WITHIN THE CITY'S 1.1 SQUARE MILES OVER 60 LANGUAGES ARE SPOKEN BY LOCAL RESIDENTS." // City of Clarkston

Top: Downtown Clarkston retail on East Ponce de Leon Avenue (TSW)



STUDY AREA //

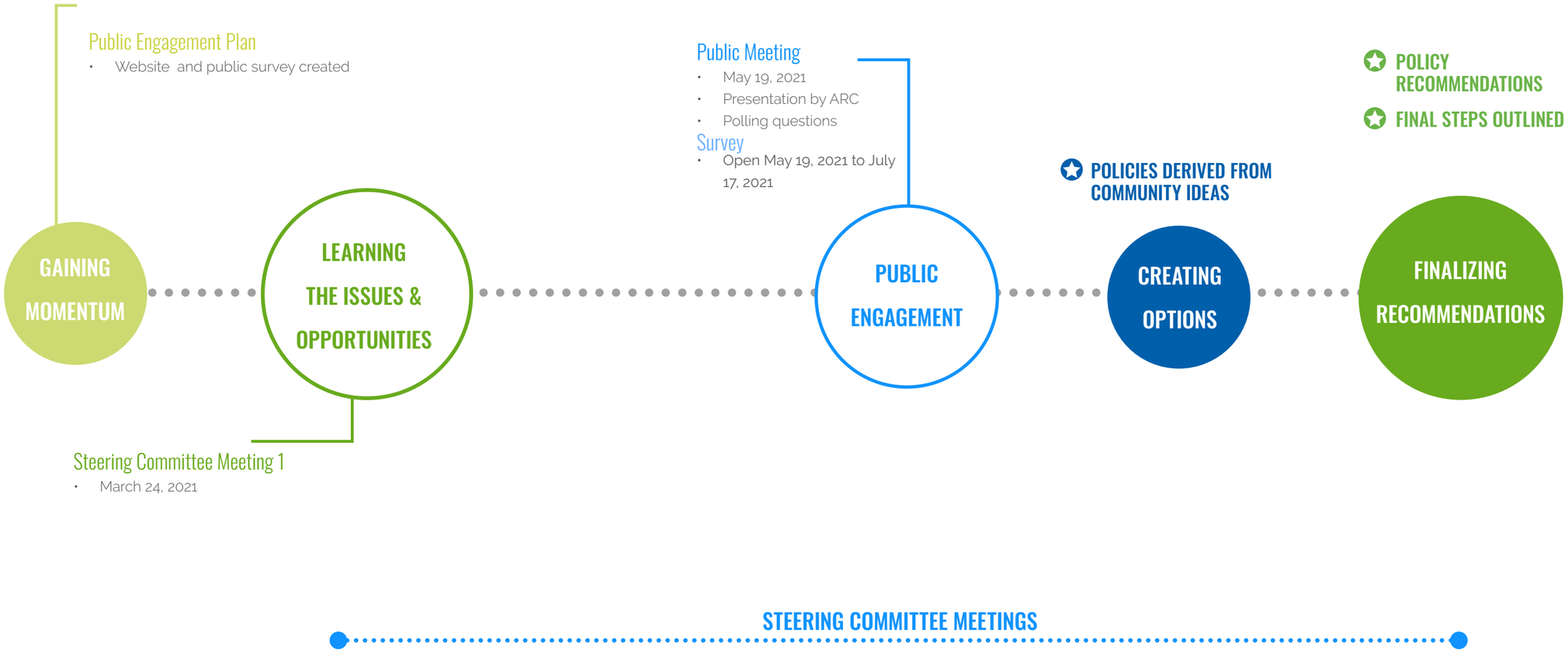
Legend

- Clarkston 2040 Boundary
- 2015 LCI Boundary

PUBLIC ENGAGEMENT // PROCESS

During the public outreach process (outlined in the adjacent diagram, and described in more detail on the following pages), the ARC Team:

- Met with the City to craft the Public Engagement Plan and Project Schedule
- Held three Steering Committee meetings throughout the process
- Created a website hosting information about the process and a public survey
- Hosted a joint public meeting covering the Comprehensive Plan update and the zoning update, with poll questions for participants to provide input
- Created and reviewed policy recommendations with the steering committee using input from the survey, focus groups, and public meetings.
- Completed the draft update plan in September



PUBLIC ENGAGEMENT // EVENTS

STEERING COMMITTEE MEETING 1

On Wednesday, March 24, 2021, the first steering committee meeting was held virtually. City staff selected steering committee members based on their knowledge of the community and local issues.

The meeting began with an introduction of the steering committee, City of Clarkston staff, and ARC staff. Introductions were followed by a presentation that covered the purpose of comprehensive planning, the elements that go into the process, and the timeline. Following this overview, data was presented to the steering committee including demographic, housing, economic, and transportation trends in Clarkston over time.

In this meeting, the steering committee provided insight on the best assets in Clarkston, the challenges facing Clarkston, local "hot topics", and community engagement considerations. The responses are recorded below.

Following these questions, the steering committee was asked to begin reviewing the needs and opportunities from the previous comprehensive plan update. The committee was asked which items were still relevant, and whether any items needed to be added or removed. The categories covered during this meeting included Population, Housing, and Economic Development.

WHAT ARE THE BEST ASSETS IN CLARKSTON?

- Diversity of residents
- Diversity of businesses, including restaurants
- Streetscape
- Housing density
- Number of residens who carpool
- Walk- and bike-able community
- Strong community ties within immigrant groups

WHAT ARE THE CHALLENGES FACING CLARKSTON?

- Housing affordability for renters
- Price of single family homes is rising
- Downtown area is not thriving
- The City lacks certian essential businesses requiring local residens to spend money elsewhere

ARE THERE ANY LOCAL "HOT TOPICS"?

- Housing
- Building homes on condensed lots
- Land use and density options
- Recreational space (the need for it, and where it should be located)

ANY COMMUNITY ENGAGEMENT CONSIDERATIONS?

- Homeowners tend to dominate public engagement processes, when renters make up the majority of the community
- Need ways to encourage renters to feel welcomed and participate
-

STEERING COMMITTEE MEETING 2

On Wednesday, April 28, 2021, a second virtual steering commitee meeting was held. This meeting began with introductions and next steps. This was followed by a review of needs and opportunities from the previous comprehensive plan update to see what still fits, and what needs to be added, removed, or updated.Following this exercise, community goals and policies from the previous comprehensive plan update were reviewed.

PUBLIC MEETING //

On Wednesday, May 19, 2021, a joint community meeting was held for the Comprehensive Plan Update and Clarkston Zoning Ordinance Rewrite. For the portion covering the Comprehensive Plan Update, the presentation began with background information about the purpose and process of comprehensive planning, and the importance of resident input. Via a poll, attendees were asked questions related to housing, transportation, the environment, downtown Clarkson, and community wellbeing. The poll format allowed attendees to upvote and downvote each others' responses. Top responses were determined by a combination of upvotes and frequency of responses on a particular theme. The questions and top responses are recorded below.

WHAT IS YOUR FAVORITE THING ABOUT THE CITY OF CLARKSTON?

- Diversity
- Welcoming
- Affordability
- Walkability
- Neighborhoods
- Artists
- Food

WHAT DO YOU THINK IS THE MOST IMPORTANT HOUSING NEED IN CLARKSTON?

- More housing at all price points (both rental and owner-occupied)
- Greater variety of housing types (both affordable and market-rate)
- Affordable housing
- Better, more accountable management of apartment complexes
- Attention to how density will impact the community in the long-term

OF THE FOLLOWING ENVIRONMENTAL CONCERNS, WHICH IS THE MOST IMPORTANT TO ADDRESS IN CLARKSTON?

1. Protect green/open space (30.7%)
2. Prevent and address stormwater runoff (20.4%)
3. Protect the tree canopy (14.3%)
4. Prevent and clean up illegal dumping (12.2%)
5. Reduce Clarkston's carbon footprint (10.2%)
6. Protect and enhance water quality in streams (10.2%)
7. Other (1%)

IN YOUR OPINION, WHAT WOULD MAKE DOWNTOWN CLARKSTON A MORE INVITING PLACE TO VISIT?

1. Seating/gathering spaces (26.1%)
2. Facade improvements (21.7%)
3. Sidewalk repair/improvement (19.6%)
4. Streetscape plantings (17.4%)
5. Public art (6.5%)
6. Other (8.7%)

IN YOUR OPINION, WHAT GROUPS OF PEOPLE COULD BE BETTER SERVED IN CLARKSTON, HOW COULD THEY BE BETTER SERVED?

- Lower income residents and renters through more affordable housing options
- School children with more traffic guards and crossing lights
- All residents with municipal WiFi
- School children with after school and summer programming
- People of color through reparations
- More community programming (such as ESL, computer literacy)

IF YOU HAD A MAGIC WAND, WHAT WOULD YOU CHANGE ABOUT CLARKSTON TO HELP YOUR NEIGHBORS THRIVE?

- More affordable housing
- Economic development
- Job opportunities and job training
- More green space and public parks
- More housing options

STEERING COMMITTEE MEETING 3

On Tuesday, August 17 2021, the third and final steering committee meeting was held virtually. The meeting began with an overview of the input received through the community engagement processes, including the online survey, focus groups, and virtual public meeting.

The steering committee was presented with the top responses from the community regarding Clarkston's strongest assets, primary challenges, environmental resources, housing, transportation, downtown, groups that could be better served, and the top priorities documented throughout the planning process.

The top priorities identified during this process were compared with those identified during the 2016 update, and were discussed in relation to community work program goals. Last, future land use categories were reviewed. No updates to the existing maps were identified.

During this meeting, steering committee members stressed the importance of establishing a vision or mission statement that would unite and guide all planning activities in the City of Clarkston.

COMMUNITY SURVEY

ARC created a webpage using Public Input software to provide information about the Comprehensive Plan Update and to host a survey. While the virtual public meeting provided an opportunity for residents to provide feedback at a specific date and time, the website allowed residents to participate at their convenience. The survey was open from Wednesday, May 19, 2021, to Saturday, July 17, 2021.

The City of Clarkston advertised the website and survey on the City website, social media pages, and local news sites. The Steering Committee circulated the survey through their networks. Most referral traffic to the site came from Twitter, the City of Clarkston website, and Facebook. A few more surveys each came from shared links to the Public Input site, Next Door, and the webpage for the Tucker Observer.

Given the diversity of languages spoken in Clarkston, the City of Clarkston had the survey translated into the top six spoken languages in Clarkston, including Amharic, Arabic, Burmese, French, Nepali, and Swahili. The translated surveys were made available on the website. As survey responses were only being submitted in English, a steering committee member helped facilitate translated focus groups with non-English speaking residents usinng questions from the survey in order to include these perspectives in the survey.

All survey responses can be found in Appendix A, and focus group notes can be found in Appendix B.

SUMMARY OF SURVEY RESPONSES

STRONGEST ASSETS IN CLARKSTON

- Diversity
- Small town with proximity to Atlanta
- Parks and green space
- Walkability
- Affordability

PRIMARY CHALLENGES

- Need more community resources and programming (for families, children)
- Violations of renters' rights (safety and maintenance issues)
- Need more affordable housing
- Gentrification
- Language barriers
- Barriers to participation in community engagement
- Workers' rights violations

ENVIRONMENTAL RESOURCES

- Protect native species and ecosystems
- Protect tree canopy and open space
- Prevent and address stormwater runoff

HOUSING NEEDS

- Quality affordable housing
- Accountable apartment management, protections for renters
- Quality improvements to existing apartments without raising costs
- Affordability regulations and protections
- Affordable housing for large families
- Conservation communities
- Green affordable housing

TRANSPORTATION NEEDS

- Dangerous road crossing at Mell and Ponce
- More sidewalks and bike lanes
- More traffic control measures
- Safety measures (lighting, school crossings with flashing lights)

IMPROVEMENTS TO DOWNTOWN

- Mixed use developments
- More job options
- Town square or greenspace
- Facade improvements
- Bike lanes and racks
- Sidewalk repair

PREVIOUS PLANNING STUDIES //

Several previous planning studies that affect the City of Clarkston are the foundation for the 2040 plan update. Key points of these plans are summarized on the following pages.

CLARKSTON COMPREHENSIVE PLAN// 2025

Advantages + Weaknesses //

- Location and access (I-285, Highway 78, Ponce de Leon Avenue)
- Urban Retail Village potential on Market Street
- Retail and services are limited
- Railroad is physical barrier within City
- Poor aesthetics and lack of design standards

Population //

- As of 2000, Clarkston's population was 7,321 in one square mile
- Population increased 1/3 from 1999 to 2000, previously under 5,400 persons
- As of 2000, the entire population consisted of household populations, only 13 living in group quarters managed by an organization

CLARKSTON LIVABLE CENTERS INITIATIVE // 2015

Land Use Problems & Issues //

- Retail and services are limited in terms of offerings and price range, which is directed to mid-to-low income renters and those seeking auto-repair services
- Railroad is a physical barrier within community
- Lack of Downtown core - no public gathering space
- Poor Aesthetics and lack of design standards on existing structures

Economic Advantages & Weaknesses //

- Location and access to I-285, State Highway 78, and Scott Boulevard/ Ponce de Leon Avenue
- Existing Stone Mountain PATH trail as local amenity
- Downtown Core potential on Market Street at Ponce de Leon Avenue
- Poor Aesthetics and negative images

Future Vision //

- Redevelopment of the downtown to ensure it is convenient, providing needed services and accessible to all users
- Provide safe and contextual neighborhoods and commercial centers
- Create an active downtown center for Clarkston

Focus Sites + Projects //

- Downtown Clarkston
- South Fork Village Area
- Stone Mountain Trail Village Area
- Potential Medical and/or Refugee Outreach District
- Comprehensive multi-use trail system and PATH extension

- Mixed-use development
- Bike Infrastructure
- Zoning & Development Controls
- Central gathering space

LCI RECOMMENDED PROJECTS//**

Future Transportation Projects //

- ★ North Indian Creek Drive/Montreal Road Reconfiguration*
- ★ Market Street Complete Street
- ★ Hill Street Complete Street
- ★ Market Street at North Indian Creek signal upgrade
- ★ Market Street at Vaughn Street signal install
- ★ Market Street at East Ponce de Leon Avenue signal upgrade
- ★ Wilson Street at East Ponce de Leon Avenue signal install
- ★ Market Street at Church Street signal install
- ★ Wilson Street at Church Street signal install
- ★ Rowland Street sidewalks & multi-use Trail
- ★ South Fork Peachtree Creek multi-use Trail
- ★ North Indian Creek Drive sidewalk improvements*
- ★ East Ponce de Leon Avenue streetscape
- ★ Church Street streetscapes
- ★ Norman Road sidewalks*
- ★ North Indian Creek Drive at Clarkston Public Library sidewalks*
- ★ Montreal Road sidewalks*
- ★ Market Street railroad crossing upgrade
- ★ Wilson Street railroad crossing upgrade

Land Use & Urban Design Projects //

- ★ Focus on creating Land Uses in Concept Plan
- ★ Encourage Redevelopment of South Fork Village
- ★ Encourage Redevelopment of Stone Mountain Trail Village
- ★ Update/Enhance Community Gateways
- ★ Update sign program & ordinance
- ★ City Hall redevelopment with Town Green
- ★ Design/Create public spaces & pocket parks
- ★ Incorporate New South Fork Park
- ★ Update Parks Master Plan
- ★ Comprehensive Bike Plan

Market & Housing Projects //

- ★ Provide Incentives to developers
- ★ Coordinate with DeKalb Co. Development Authority to promote private investment
- ★ Investigate the creation of a DDA
- ★ Develop a Community Development Corporation

*from DeKalb CTP

**A map of relevant projects is on page 59

Households //

- 2,469 households in 2000, 2/3 of which are family households
- Larger household sizes than overall county, renter population greater than owner occupied

Economic Base //

- 1997, most employed by Health Care and Social Assistance, Retail Trade, Wholesale Trade, Accommodations, and Food Services
- Median income in 1999: $39,092
- Projected employment in 2015 is 4,400

Recommendations //

- Town Center Mixed-Use development
- 60K of retail, primarily restaurants
- 8 square blocks (East Ponce de Leon Avenue, North Indian Creek and Montreal Road) could define the downtown core
- Create strong visual entries into City
- Extension of PATH system
- Density based zoning controls and incentives in single family home areas to prevent inappropriate escalation of housing densities in established single family communities
- Zoning controls and incentives to flip several areas of incompatible uses

DEKALB COMPREHENSIVE TRANSPORTATION PLAN // 2014

Vision //

The DeKalb County 2014 Transportation Plan is the recently completed comprehensive transportation plan for DeKalb County. This plan developed an inventory of existing transportation conditions in the County, assessed transportation needs, and developed project and policy recommendations. The plan is intended to guide transportation decision making for the County until the next plan update is conducted. Recommended transportation projects in the City of Clarkston are shown

RECOMMENDED PROJECTS//

Future Transportation //

- Church Street/Ponce de Leon at N. Indian Creek Road Underpass Improvements
- Church Street Multiuse Path
- East Ponce de Leon Avenue Streetscapes - North Side
- East Ponce de Leon Avenue Streetscapes - South Side
- Montreal Road Pedestrian Improvements
- North Indian Creek Pedestrian Improvements
- East Ponce de Leon Road/Montreal Road Streetscape Improvements
- North Indian Creek at Jackson Drive Pedestrian Improvements
- North Indian Creek Road Diet
- Brockett Road/East Ponce de Leon Avenue ATMs
- Casa Drive Bridge Improvement

CITY OF CLARKSTON STREETSCAPE & PEDESTRIAN IMPROVEMENTS // 2014

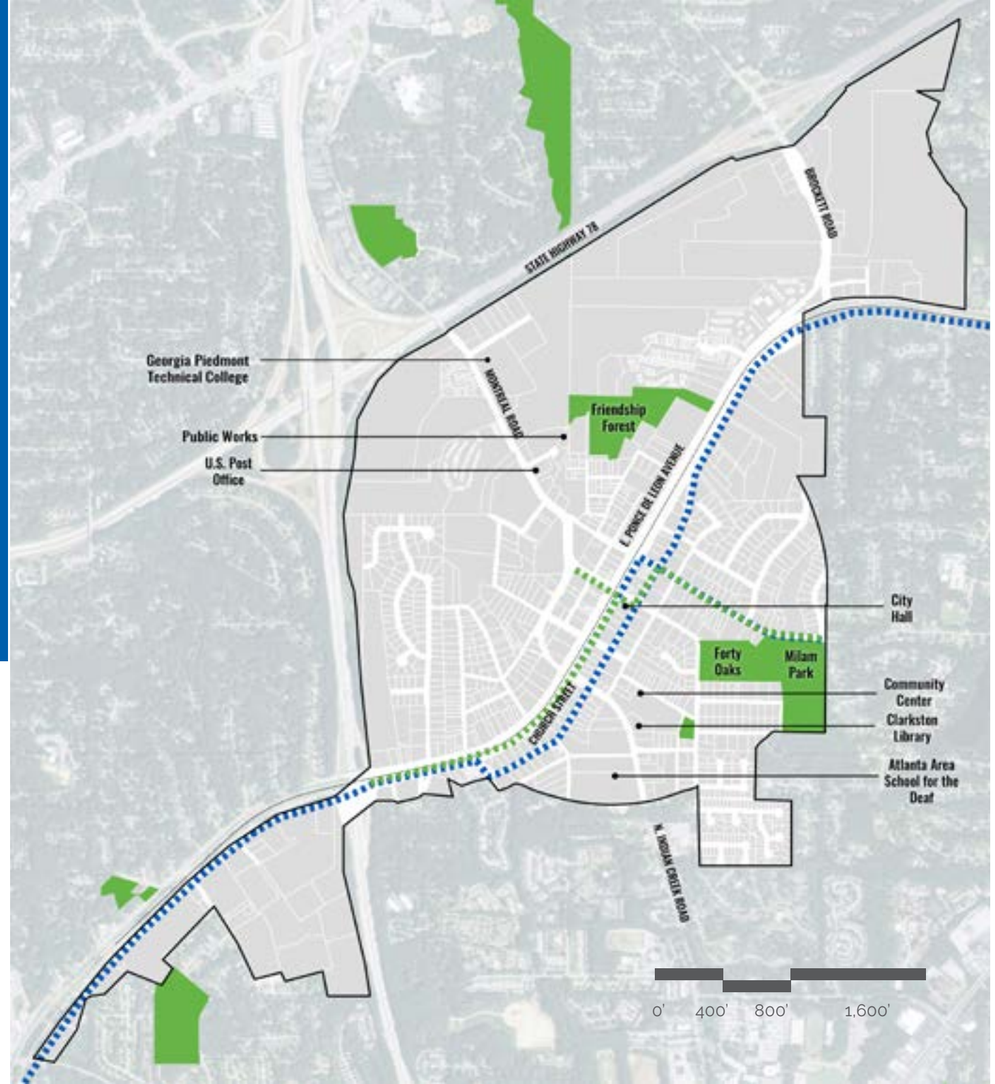
This project kicked off in 2014 and is scheduled to be completed in late 2018. Improvements include landscaping, street furniture, gateway signage, granite curbing, ADA upgrades, and wider sidewalks. A proposed 8' cycle track along Rowland Street to Church Street is incorporated into the design, a project reflected in the most recent LCI.

Project Limits //

- East Ponce de Leon from I-285 to Market Street
- Market Street from North Indian Creek Drive to Rowland Street
- Rowland Street from Church Street to Norman Road
- Norman Road from Church Street to Milam Park

Bike Improvements //

- 5' bike lanes (both sides of the road) on Norman Road from Church Street to Milam Park
- 5' bicycle lane on Rowland Street from Church Street to Norman Road
- 8' wide cycle track from Rowland to Church Street on Market Street



LEGEND

- Streetscape Extents
- Existing Bike Network

EXISTING CONDITIONS // ZONING

EXISTING DESIGNATIONS

Residential //

As shown in the Existing Zoning Map on the next page, much of the land is dedicated to single-family residential use. The zoning codes reflect different types of residential land (NR-1, NR-2, NR-3, NR-CD) that have varying levels of density and different specifications for lot treatment. These zones include existing single-family subdivisions, townhome, and condominium developments.

Town Center//

The most dense designation is Town Center (TC) providing high density and a mix of uses. Residential is allowed within this zone as multi-family buildings with at least 4 units. This mixed use zone is aimed at revitalizing the City's core. The City has established a set of Design Guidelines effective in this zone to control building height, facade elements and sidewalks.

Commercial //

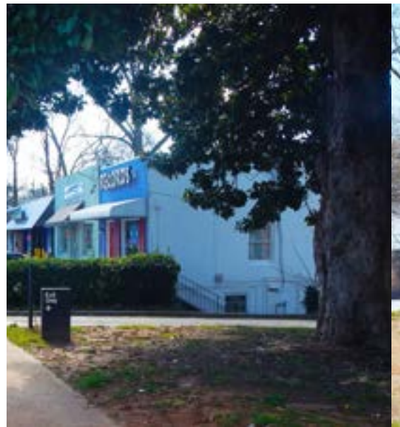
Three commercial designations exist along corridors such as North Indian Creek Drive and Brockett Road, as well as the downtown core. Neighborhood Commercial (NC-1) serves as a low density transition zone from commercial to residential. Commercial (NC-2) permits a moderate density and Residential/ Commercial (RC) includes single family, multi family and residences converted to offices among other uses..

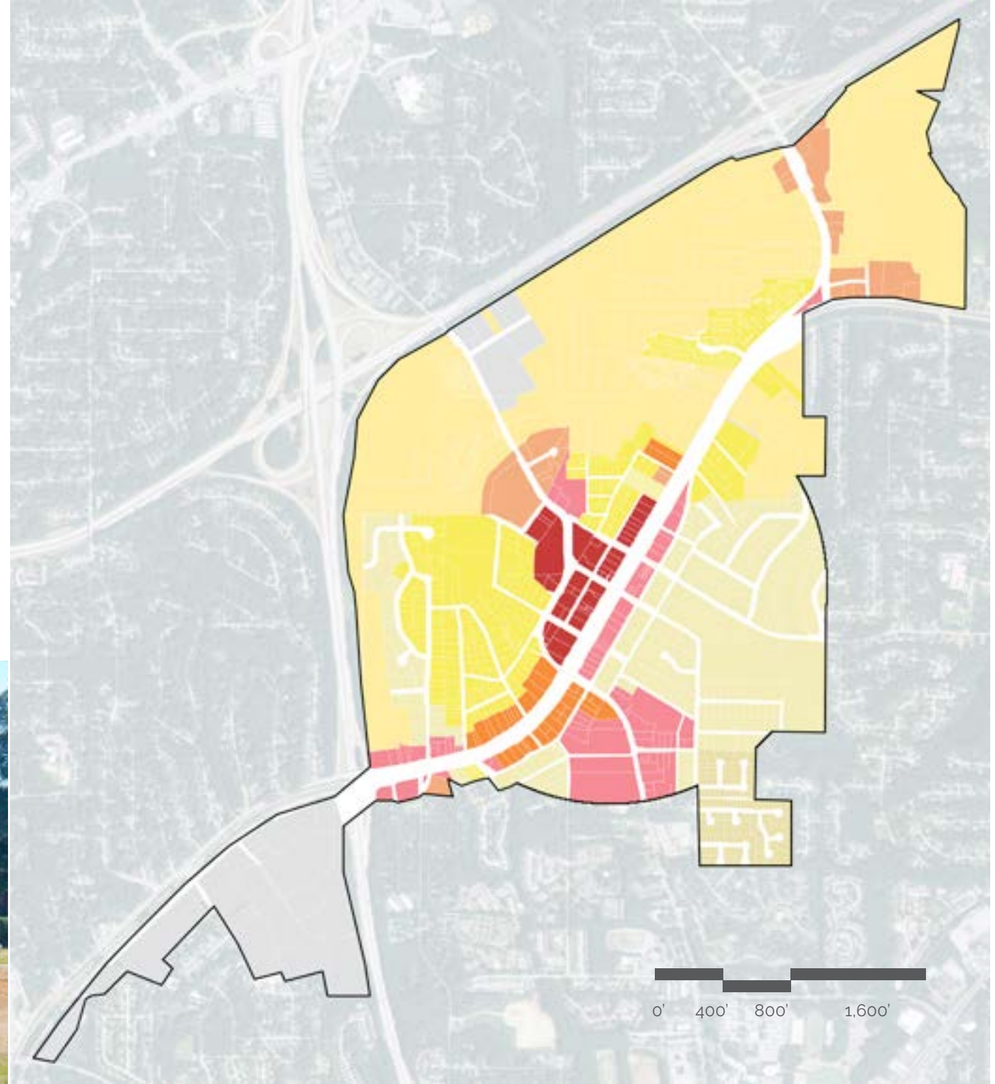
Light Industrial //

Only light Industrial zoning districts exist within the study area. The Light Industrial parcels within the study area are located in the newly annexed area west of I-285 and north on Montreal Road close to State Highway 78.

Bottom Left: Commercial along East Ponce de Leon is primarily in the TC zoning district (TSW).

Bottom Right: The Clarkston Women's Center is a civic use located in the Neighborhood Commercial (NC-1) district (TSW).





EXISTING ZONING //

Legend

- NR-1 - Residential Low
- NR-2 - Residential Medium
- NR-3 - Residential High
- NR-CD - Residential Multi
- NC-1 - Neighborhood Commercial
- NC-2 - Commercial
- RC - Residential / Commercial
- TC - Town Center
- LI - Light Industrial
- Clarkston City Limits

HISTORIC PRESERVATION & CULTURAL RESOURCES

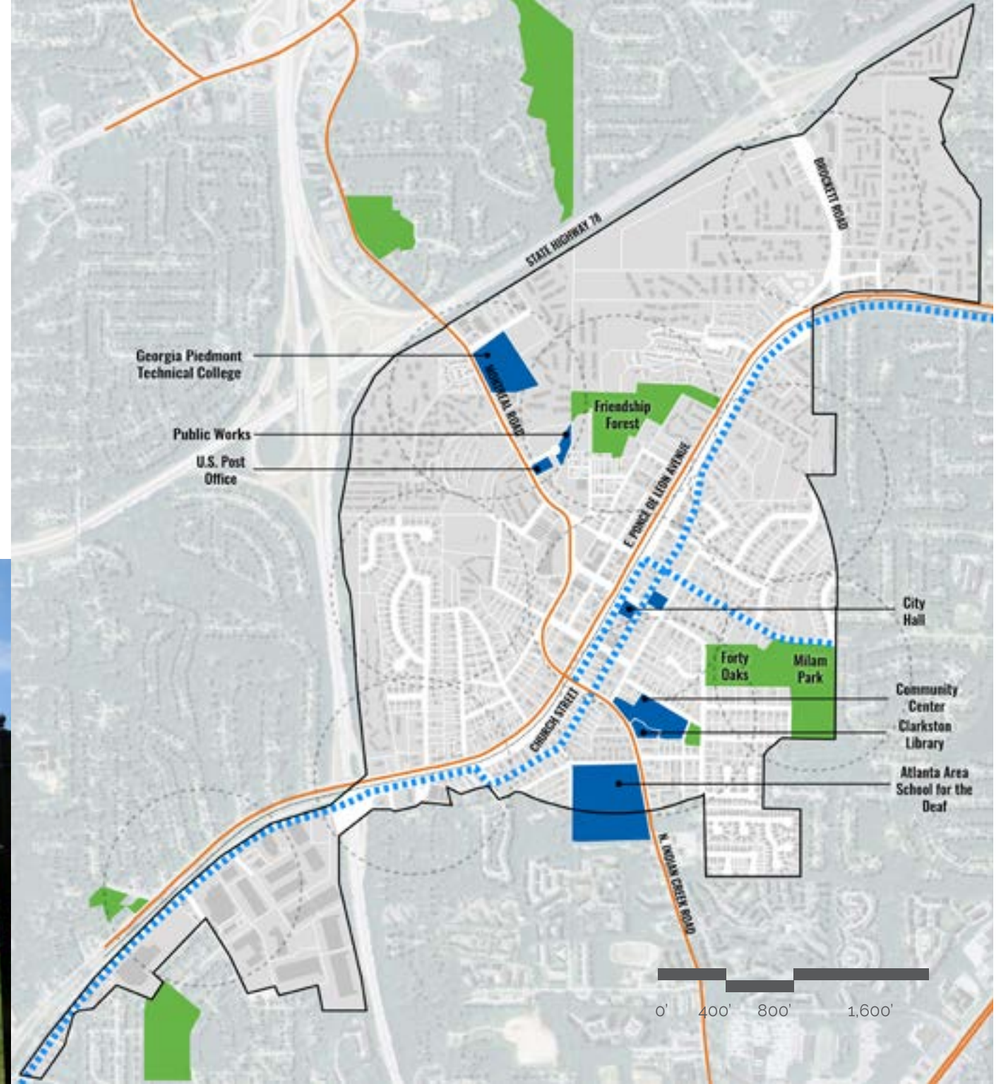
DEFINITION

For the purposes of this study, community resources are defined generally as places where people can gather, such as schools and parks, or public facilities that provide important and necessary services for every day life such as a post office, city hall, or fire station.

DESCRIPTION

The map to the right represents the community resources and an "as the crow flies" 1/4-mile (5-minute) walking radius from each of them. Outside of the Downtown core, there is limited walkability, partially due to the railroad tracks and the lack of a connected street grid.
Clarkston's open spaces: Forty Oaks, Milam Park and the Clarkston Community Center are spatially very close to each other. Friendship Forest is on the northern side of the rail road tracks. The Stone Mountain PATH travels down Church Street and turns into a sharrow on Rowland Street. Additionally, the Atlanta Area School for the Deaf is close to the Clarkston Library and Community Center for both drivers and pedestrians. Non profits exist in the study area catering to refugee resettlement and family services including Clarkston Development Foundation: A Collective Action Initiative and Positive Growth Inc. The Downtown area serves as a hub for some of the public facilities, including the City Hall and City Hall Annex, but others are disjointed including Public Works, the U.S. Post Office and connections to parks and open spaces. The development of more bike facilities presents an opportunity to connect all the community resources. Clarkston is also home to many churches and other places of worship. Several multi-ethnic places of worhship exist in or around the downtown core. Just outside the City limits are an Islamic mosque and Buddhist temple.

Bottom: The City Hall Annex is a renovated historic home in Downtown Clarkston (City of Clarkston)



COMMUNITY RESOURCES //

Legend

- Public Facility
- Parks / Usable Open Space
- Buildings
- Parcels
- Quarter Mile Walking Radius (As the Crow Flies)
- Trails / Bike Facilities
- Railroads
- MARTA Bus Lines
- City Limits

TRANSPORTATION NETWORKS

The map on the following page shows the transportation network within the study area, including streets, bike facilities, trails, completed streetscape projects, and "as the crow flies" 1/4-mile (5-minute) walking radii from community resources. The study area has limited walkability outside the downtown because of perceived and real barriers including topography change near the railroad, the lack of continuous sidewalk infrastructure, the railroad tracks, and, undeveloped parcels.

PEDESTRIAN & BIKE CONNECTIVITY

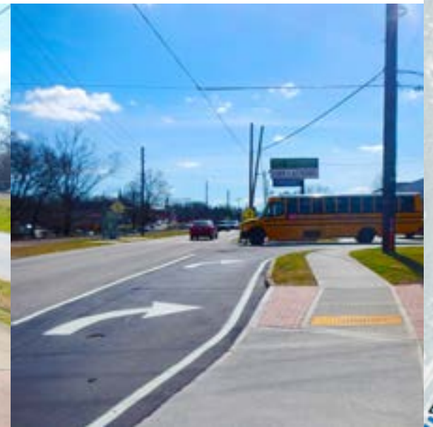
- Clarkston has a combination of paved multi-use trails, sharrows and bike lanes. These facilities are shown as the blue dashed line to the right.
- The PATH Foundation Stone Mountain Trail offers great connectivity but could connect to downtown
- Sidewalks exhibit inconsistency throughout the City. They exist primarily on main streets such as East Ponce de Leon Avenue, Church Street, North Indian Creek Road, and Montreal Road.

VEHICULAR NETWORK

- A dense system of streets exists downtown with several walkable blocks in the core around Market Street
- North Indian Creek is the heaviest traveled roadway with an Average Daily Travel (ADT) of 12,600 vehicles, supplied by Grice & Associates in the 2015 LCI
- Outside the core of the study area exists a sparse number of connecting streets without gridded patterns and some cul-de-sacs
- Clarkston has access to two major roadways for regional travel including Interstate 285 and State Highway 78

SIGNAGE

- Wayfinding for pedestrian and bike networks (and sometimes motorists) is lacking
- Trail signage is understated and may not effectively communicate the proximity of Clarkston
- Gateway signage is present at previous City limits, not current



Bottom Left: The existing PATH Stone Mountain Trail (TSW)
Bottom Right: Recent sidewalk improvements along East Ponce de Leon Avenue (TSW)

EXISTING TRANSPORTATION //

Legend

- Sidewalks
- Trails / Bike Facilities
- 5-minute walk (as the crow flies)
- Marta Bus Lines
- Railroads
- City Limits
- Parcels

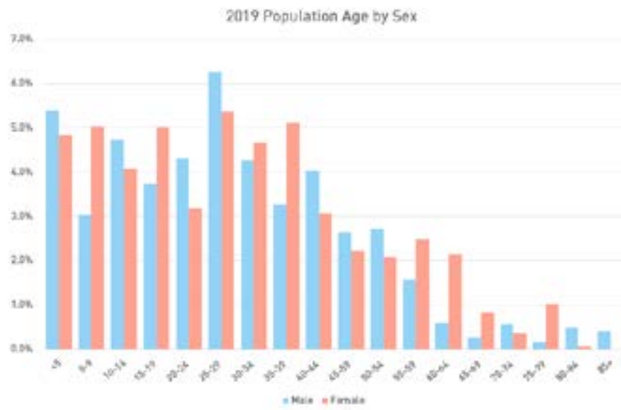
MARKET CONDITIONS //

The market study and forecasts consider demographics, the housing market patterns, and the commercial/ industrial market patterns for the City. A market area (a 3-mile radius around Downtown) was used for this analysis. The Clarkston City limits is approximately defined by a circle with a radius of ½ mile, centered on the intersection of Ponce De Leon Avenue and Market Street.

POPULATION

- Clarkston has a population of 12,750
- Median household income is $41,070
- Approximately 30.9% of residents live below the poverty line in Clarkston, compared o 12.4% in DeKalb ounty
- Clarkston is racially diverse, with 59.5% black, 12.4% white, 24.6% Asian, and 4.4% Hispanic population. 1.1% identify as American Indian or Alaska Native, and .1% identify as Native Hawaiian or Other Pacific Islander.

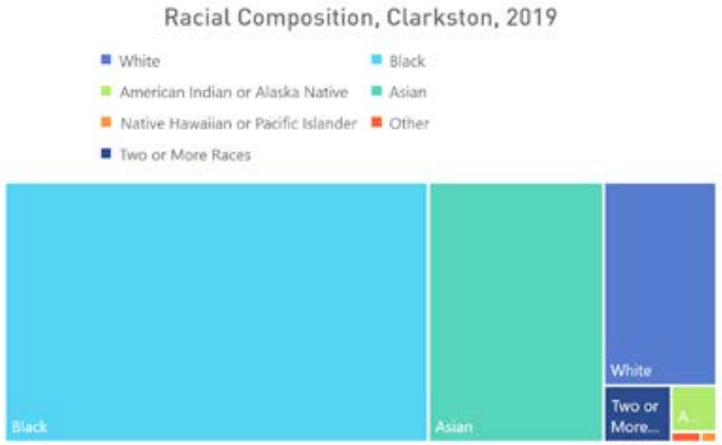
AGE DISTRIBUTION



Children and young adults make up a large portion of the population in Clarkston. Approximately 55% of the population is 29 years of age or younger, with children representing 35.9% of the population. The median age in Clarkston is 27.8 years old, compared to a median age of 35.8 years old in DeKalb.

Within Clarkston, 45% of the households are families with children, compared to DeKalb County with 36.3% of households. Additionally, the average family size in Clarkston is larger than DeKalb, with average family sizes of 4.41 and 3.32 persons, respectively.

Clarkston is home to an estimated 5,865 working residents. Given the City's small base of employers, nearly all of Clarkston's working residents commute to jobs outside the City for work.



Clarkston has a larger (59.5%) percentage of black or those who are of African descent, a low (2.1%) percentage of people who identify with more than one race, and a lower (12.4%) white population than the Region. 4.4% of the population in Clarkston identifies as Hispanic or Latino.

RACE & ETHNICITY

Clarkston is notable for the diversity of its population. Much of this diversity can be attributed to the city's status as a refugee resettlement area.

- An estimated 59.5% of Clarkston's population is black or African American (including African diaspora), compared to 53.9% for DeKalb County
- 12.4% of Clarkston's residents are white, compared to 33.8% in DeKalb County
- An estimated 24.6% of Clarkston's population is Asian, almost four times higher than DeKalb County
- Latinos and Hispanics represented 4.4% of Clarkston's population, about half the rate of DeKalb County
- Nearly half of Clarkston's residents are foreign-born, compared to 16% in DeKalb.
- Approximately 44% of Clarkston's residents, are not United States citizens
- 58.9% of Clarkston's households speak a language other than English at home.

INCOME

Clarkston's median household Income is $41,070, Almost a third of residents live below the poverty line. Comparatively, the median household income in DeKalb County is $63,652, with 12.4% of the population living below the poverty line.

EDUCATION

Residents of Clarkston tend to have lower levels of educational attainment than the County or Region due to the population. About 30.5% of Clarkston residents have no high school diploma or equivalent, compared to 10.7% in DeKalb County. Approximately 24.1% of Clarkston's residents have bachelors degrees or higher, compared to 44.9% for DeKalb County.

HOUSEHOLD CHARACTERISTICS

Households in Clarkston tend to be larger than in DeKalb and the Atlanta MSA. More households in Clarkston have children under 18 present.
Clarkston's housing characteristics are truly unique and significantly distinctive from the rest of the county and the region.

- The vast majority of Clarkston's households, 87.1%, are renters
- Clarkston's owner-occupied homes tend to be of lower value than homes elsewhere in the region. Just 81 of Clarkston's owner-occupied homes, or 13%, are valued at more than $200,000, compared to 63.6% in DeKalb.
- Much of Clarkston's housing stock is aging; 92.7% of Clarkston's housing units were built prior to 1980, compared to roughly half of houses regionally.
- Just 18.5% of Clarkston's housing units are single-family homes, compared to 65.4% for DeKalb.
- Multi-family housing units represent 81.5% of Clarkston's housing stock.

HOUSING

In the last decade, Clarkston has experienced a shift in the composition of its housing stock. Of additional note, comparing the median incomes of renters and homeowners with housing costs shows that renters are more likely to be cost burdened.

- Clarkston has gained about 1230 multi-family units since 2010, while losing approximately 200 single-family detatched units
- Most renters spend between $800 and $1,499 on housing costs each month. The largest percentage of homeowners spend between $1,000 and $1,499 on housing costs per month
- The median income of homeowners in Clarkston is $66,926 while the median income of renters is $39,227

EMPLOYMENT

Clarkston is the home to an estimated 6,539 working residents. In terms of employment, the largest industry in Clarkston is health care and social assistance, followed by retail trade, accomodation and food service, and educaional service. The other top ten employment industries in the City are public administration, manufacturing, administration support, waste management and remediation, real estate and rental and leasing, professional, scientific and technical services, and wholesale trade.

- Many of Clarkston's jobs are located within small, entrepreneurial family-run establishments. As a result, there are relatively few opportunities to work in large organizations in Clarkston.

Of the jobs held by Clarkston's residents, the largest employment sector is retail trade, followed by health care and social assistance, accommodation and food services, and manufacturing

Most households in Clarkston (87.1%) do not own their own homes. The majority of the housing stock is aging built in the 1970s and 1980s.

The median single-family home value in Clarkston is approximately$122,900, which is lower than the Region's median of $252,200. Though housing values are lower in Clarkston, affordability remains a top concern among residents.

The median income of homeowners in Clarkston is $66,926 while the median income of renters is $39,227. Most renters spend between $800 and $1,499 on housing costs each month. The largest percentage of homeowners spend between $1000 and $1,499 on housing costs per month.

UNEMPLOYMENT

An estimated 668 residents within Clarkston, or 7.3% of the population, are unemployed.

COMMUTER FLOW

Given Clarkston's small base of employers, most of Clarkston's working residents commute to jobs outside the city, According to LEHD Origin Destination Employment Statistics data from 2018, approximately 4,831 residents commute to jobs outside of the City, and 1,009 individuals who work in Clarkston commute in from outside the City. Only an estimated 78 residents both live and work in Clarkston.

REAL ESTATE MARKET

Clarkston's residential and commercial real estate inventory tends to be significantly older and lower-valued than elsewhere in DeKalb County and the Atlanta metro region. Very few buildings have been added to the commercial or residential inventories in the past 20 years, and the city's homes and buildings lack many of the amenities and aesthetics featured in newer builds in the region. As a result, Clarkston's rents and sale prices tend to be lower than elsewhere in the region. While this makes Clarkston relatively affordable as a place to live or establish businesses, it also reduces the economic incentive for Clarkston property owners to upgrade, renovate or redevelop their properties.

RESIDENTIAL BUILDING PERMITS

Residential real estate markets in Clarkston and DeKalb County have been slow to recover since the real estate crisis of 2008. Records indicate that two residential building permits have been issued in Clarkston between 2012 and 2016, while DeKalb County has begun to see a rebound from the depths of the Great Recession. After over 2,000 residential building permits were processed each year in 2006 and 2007, an average of just 278 permits were processed each year from 2009-2012. 2013 saw a rebound of 1,099 units permitted, buoyed by strong multi-family permitting.

RESIDENTIAL HOME SALES

New and existing home sales in Clarkston have been modest over the past five years. Due to low volumes of new and existing home sales in the area, precise trends in average pricing and sales volume data and trends are difficult to determine. This analysis relies on the best data available, combined with anecdotal and sampled data, to provide a snapshot of new and existing home sales trends in and around Clarkston.

New Home Sales:

- Records indicate that just three new homes were sold in Clarkston between 2009 and 2016
- No new townhomes were sold in Clarkston between 2009 and 2016. A new 60-unit townhome development is currently under construction.

Existing Home Resales in Clarkston

- A sample of 50 existing single family home sales in Clarkston shows that homes that sold in 2014 had an average sale price of $88,000.
- Most existing homes sold in Clarkston in 2014 were build in the 1970s and 1980s
- A sample of 50 townhome sales in the Clarkston area in 2014 shows that most sold for between $14,000 and $52,000, with an estimated average sale price of $34,500
- A sample of 50 condominium sales in the Clarkston area (mostly rental units converted to condominium ownership) suggests that most units sold for between $11,000 to $35,000, with an estimated average sale price of $25,000.

To gauge the potential pricing and sales volume of new housing units in the Clarkston market, a search for new home sales was expanded to a two mile radius from Clarkston, for 2011-2016. Even with that increased sample, we found records only for 13 single-family home sales, 48 townhomes, and 4 condominiums. The Atlanta Journal-Constitution Home Sales Report, which tracked home sales by ZIP Code before the report was discontinued in 2012, reported only three new housing units sold in ZIP code 30021, which includes Clarkston, between 2006 and 2011.

County-wide new home sales have suffered. 2015 saw only 296 new homes sold county- wide, just 8% of the 2005 peak volume of 3,433. County-wide average new home prices have been more-or-less stable between $200,000 and $212,000 for the past four years

Based on this sample of recent, new home sales, we can estimate that new housing units in Clarkston might expect to sell at the following price points.

- Single Family: $140,000-$225,000
- Townhome: $120,000-$180,000
- Condominium: $80,000-$120,000

RESIDENTIAL: APARTMENTS

Rental apartments represent 60% of Clarkston's housing stock, with over 1,900 units in 13 apartment communities. The median age of these apartment communities is 44 years. CoStar, which categorizes apartment communities by class, ranks two of Clarkston's apartment communities as "Class B" and the remainder as "Class C", the lowest of the three classes.

Average apartment rents in Clarkston range from $479 for a studio, to $846 for a 3+ Bedroom apartment. Clarkston apartment rents are typically 75% to 80% of average rents in the larger Decatur-Druid Hills multi-family rental submarket. Vacancy rates, both in Clarkston and the submarket, are currently significantly lower than the long-term average.

The Atlanta regional market is currently seeing a strong surge in new apartment development, with over 8,000 new units currently under construction. However, this trend is not apparent in the Clarkston area. There have been no new apartments added to the rental inventory since 1988, and no apartments are currently under construction or proposed. That, combined with the age and condition of apartment inventory in both Clarkston and the larger submarket, and the strong regional apartment market suggests that there is likely latent market demand for new apartments in the area.

COMMERCIAL REAL ESTATE

The City of Clarkston has very limited commercial real estate inventory of just 300,000 SF across all types of real estate (retail, office, and industrial). While the inventory of commercial real estate within the City of Clarkston is small, the city is served by a substantial commercial real estate inventory in adjacent areas, particularly retail and industrial.

Only one commercial building in the city appears to have been built in the past ten years. The small amount of inventory, limited turnover, and the eclectic character of Clarkston's buildings, commercial spaces, and tenants is evidence of the local-market-serving character of Clarkston's small commercial inventory. Information from CoStar's commercial real estate inventory, supported by additional field surveys and discussions with stakeholders, tenants, and current property listings are combined here to provide the best available estimates of commercial real estate inventory, pricing and trends for the City of Clarkston, compared to a the larger commercial real estate submarket context.

LOCAL RETAIL

The city of Clarkston has two shopping centers with a combined inventory of 60,000 SF, while the rest of the inventory is in small single-purpose buildings or small strip centers, for a total of approximately 160,000 SF of retail space. Only two national retailers are found within the city limits, Family Dollar and The Dollar Store. Most retail stores and restaurants are owned and operated by local merchants. Aside from the two chain discount stores and two moderate-sized independent

stores (10,000-15,000 SF, a grocery store and a discount store), the vast majority of retail tenants are small (2,000 SF or less) with five-or fewer employees. Small, family-run groceries and restaurants catering to Clarkston's many diverse nationalities and ethnicities make up a significant portion or the retail inventory. Clarkston's restaurants are focused on niche ethnic cuisines, such as Nepalese, Eritrean, and Ethiopian.

REGIONAL RETAIL

While retail opportunities within Clarkston are relatively limited, Clarkston's three-mile market area includes a large inventory of retail options. As of 2016, the market area contains 22 major retail centers of 30,000 SF or more, including two regional malls (North DeKalb Mall and Northlake Mall) and numerous national brand retailers, representing a total of over 450 stores and 3 million SF. of retail space. Retail–heavy corridors in the Clarkston market-area outside of the City limits include Lawrenceville Highway, LaVista Road and Memorial Drive.

The Stone Mountain-Clarkston retail submarket includes a total of 8.8 million SF of retail space, with an estimated 8.6% vacancy. Average retail rents in the

New for sale single family homes range in price from $124,000 to $147,000 as of 2014.

The study area includes 1,923 rental units with a vacancy rate of 2.2%. Average rents for studios are $479, 1 Bedrooms $663, 2 Bedrooms $717, and 3+ Bedrooms at $856.

submarket are $10.74.

LOCAL OFFICE MARKET

In 2016, Clarkston has just 106,000 SF of office space, 96% of which is classified by CoStar as Class "C" office space. Most of the space is found in small spaces of 2,500 SF or less, much of it in small multi-tenant buildings like that shown below. Currently, occupancy is estimate to be 98%, with average rents estimated to range from $8.00 to $10.00/SF. The median age of office space in Clarkston is 64 years.

REGIONAL OFFICE MARKET

The larger Stone Mountain-Clarkston Office Submarket is not particularly strong. The submarket has just 1.3 million SF of office space, all of it Class B or lower. Average full-service office rent in the submarket is $16.24, with vacancy at 13%.

INDUSTRIAL

City of Clarkston's industrial inventory pre annexation was negligible; however the surrounding Stone-Mountain industrial submarket is massive, representing 22 million SF of space. The newly annexed industrial area, including Park North Business Center, is easily accessible to Clarkston, just over I-285 east along Church St.

25 YEAR FORECASTS

The following table uses the Atlanta Regional Commission's regional growth forecasts, at the census tract and county level, to model likely growth of Clarkston and DeKalb County population, households, and jobs over the next 25 years at 5-year intervals. The model is based on current land use patterns and real estate trends.

SUMMARY OF KEY FINDINGS

Clarkston's demographic, economic and real estate conditions combine to create a challenging environment for redevelopment; however, the combination of low vacancy rates and low property values may create selective redevelopment opportunities in the city.

DEMOGRAPHICS & POPULATION

- ARC's forecasts predict only modest growth for the city over the next 25 years.
- Clarkston's population is by far the region's most diverse, largely due to the city's long history of refugee resettlement. While this brings many cultural advantages, it also brings socioeconomic challenges: many of Clarkston's residents are not US citizens, many do not have strong English language skills and many are transitional.
- Clarkston's residents tend to have lower incomes and educational attainment levels.
- It is likely that Clarkston has a significant "shadow population" of individuals, many of them recent immigrants or short-term residents, that are not captured by traditional demographic sources.

HOUSING

- Clarkston's housing stock is aging and dominated by inexpensive multi-family rental units. Just 12.9% of households own their own homes.
- Homes and apartments tend to be affordable in Clarkston, both for renters and owners. Low sale prices and rents are likely to discourage small-scale reinvestment and redevelopment.
- Many of Clarkston's large apartment communities are approaching the end of their economic life-spans and may present opportunities for redevelopment. High occupancy rates, combined with low rents and sale values indicate a combination of

latent demand and opportunity for new housing.

EMPLOYMENT

- Clarkston is not a significant employment center. Most of the city's jobs are in local-serving small businesses or government.
- Clarkston's working residents tend to work in lower-wage occupations outside of the city, in
- DeKalb and neighboring counties.
- Clarkston has high unemployment rates, compared to DeKalb County.

TAX DIGEST

- Clarkston's Tax digest has grown little over the several decades, while peer cities and counties have seen significant growth, even considering the recessionary period of 2008-2011.
- Property tax rates are higher than other DeKalb municipalities and may prove to be a disincentive to growth and economic development.

REAL ESTATE

- Clarkston's commercial property inventory is small and modestly valued. The surrounding market area provides access to retail goods and services and employment, especially for retail, industrial, and health sector workers.
- Low commercial rents provide entrepreneurial opportunities, particularly for the small, local- serving, locally-owned and operated stores, consumer services and restaurants that make up the bulk of Clarkston's economy.
- Clarkston has seen very little new residential or commercial development activity in the last 20 years, a period that included one of the largest nation-wide real estate "booms" in recent history.

25-YEAR FORECASTS - BASED ON CURRENT LAND USE PATTERNS

25-Year Forecasts	2014 Clarkston	2014 DeKalb	2020 Clarkston	2020 DeKalb	2025 Clarkston	2025 DeKalb	2030 Clarkston	2030 DeKalb	2035 Clarkston	2035 DeKalb	2040 Clarkston	2040 DeKalb
Population												
Total Population	8,080	719,052	8,092	772,444	8,180	794,244	8,270	816,659	8,380	839,830	8,491	863,658
New Population			12	53,392	89	21,800	90	22,415	109	23,171	111	23,828
Annual Pop. Growth %	0.02	1.2	0.2	0.6	0.2	0.6	0.3	0.6	0.3	0.6		
Household												
Total Households	2,881	286,343	2,906	303,535	2,951	315,497	2,995	327,930	3,055	340,779	3,115	354,131
New Households			25	17,192	44	11,962	45	12,434	59	12,849	61	13,352
Annual HH Growth %	0.1	1.0	0.3	0.8	0.3	0.8	0.4	0.8	0.4	0.8		
Jobs												
Total Jobs	671	290,835	692	319,821	709	337,570	725	356,304	744	377,809	764	400,613
New Jobs			22	28,986	16	17,749	17	18,734	19	21,506	20	22,804
Annual Job Growth %	0.5	1.6	0.5	1.1	0.5	11.1	0.5	1.2	0.5	1.2		

Source: ARC (Growth Forecast, Tract + County Level), Nielson (Base Population + HH), US Census Longitudinal Employer-Household Dynamics, 2001 (Base Jobs)

Note: Projections are based on the pre-annexation population numbers.

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CHAPTER 2 // COMMUNITY PRIORITIES

// Issues & Opportunities

// Policy Development

ISSUES & OPPORTUNITIES

SWOT ANALYSIS

Public engagement informed the strengths, weaknesses, opportunities, and threats to Clarkston.

POPULATION

Issues Amended

- Gentrification could push out diverse population
- Low median household income
- Most of the population travels outside of Clarkston for work
- High unemployment rate
- Low median age

Opportunities Amended

- Clarkston has a rich cultural diversity, noted as the most diverse square mile in America
- Given the small size of the City, the population is high in density
- Strong community ties within immigrant groups
- The community desires to integrate the immigrant populations, not assimilate

HOUSING

Issues Amended

- Lack of diversity in multi-family housing stock
- House prices lower that most of the metro region
- Affordability regulations and protections are needed
- Most apartments are overpriced, many residents are cost burdened

Opportunities

- Advertise affordability of existing housing stock

ECONOMIC DEVELOPMENT

Issues

- Presence of incompatible businesses in City center
- Gentrification without justice
- High jobless rate
- Families relocating once children start school

Opportunities

- Spaces available for Pop Up Businesses
- Attract essential businesses downtown
- Develop shared office space and incubators
- Attract light manufacturing

Opportunities Amended

- Spaces available for Pop Up Businesses
- Develop shared office space and incubators
- Attract light manufacturing
- Existing food diversity could help create a unique restaurant district
- Build on existing use of City in the TV and film industry

Left: Refuge Coffee Co. serves as an innovative non-profit business model for the City of Clarkston. It operates out of a food truck with a rental agreement with a local property owner in the City core. (Refuge Coffee)

OPEN SPACE & NATURAL RESOURCES

Issues

- Fear of disturbing wildlife in natural areas
- Disconnected bicycle system

Opportunities Amended

- Expand programming in existing Lake and Milam Park and Friendship Forest
- Community nature and education programs focused on ecosystems and conservation
- Community festivals, picnics
- Global cultural events

HISTORIC PRESERVATION, CULTURAL & COMMUNITY RESOURCES

Issues Amended

- Public schools struggling
- No town center or public space
- Lack of spaces for children and young adults

Opportunities

- Develop Town Green
- Keep "Small Town Feel" of Clarkston with future development
- Promote innovative transportation opportunities, such as a microenterprise for transportation (for childcare, health appointments, etc.)
- Create a historical archive
- Public art program to support local artists
- Public events, festivals, that promote unique qualities of Clarkston

LAND USE

Issues

- Presence of auto shops downtown, general imcompatible businesses
- Lack of development in general
- Controlling building heights of future development

Opportunities Amended

- Pocket parks, playgrounds, and family spaces near aprtment complexes
- Downtown Core redevelopment
- Designating a mixed use center and nodes
- Incorporating principles of traditional neighborhood development (TND) into the Future Land Use Plan

TRANSPORTATION

Issues

- Lack of transportation to desired places
- Limited parking may harm local businesses
- Safety concerns on walk/bike path, particularly for women at night and due to lack of lighting
- Inconsistent sidewalk network
- Large disconnected street network
- Existing bike path safety

Opportunities

- Existing MARTA transit stop beautifucation and promotion
- Expand PATH network throughout City
- Create Citywide shuttle
- Complete sidewalk network

Left: Community members discussing Future Land Use and Parks issues during Planning Forum #1 off the 2016 Comprehensive Plan process.(TSW)

POLICY DEVELOPMENT

In both the Steering Committee and public meetings the Project Team gathered a list of ideas and recommendations that would most positively effect Clarkston. This list informed the final policy recommendations and priorities.

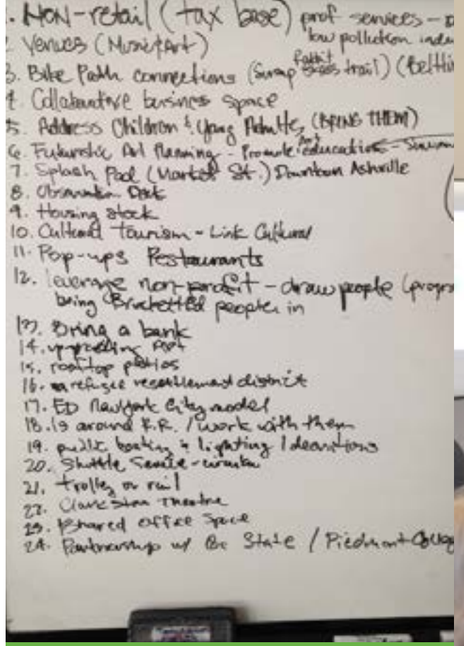
BIG IDEAS

Here are a sampling of the most popular big ideas from our public engagement process:

- Non-retail tax base
- Mixed Use development in the core
- Bike Path connections
- Town Green development
- Shared office and business spaces
- Venues for music and art
- Address children and young adults
- Refugee resettlement district
- Food trucks, pop up shops
- Aging in place

DRAFT POLICIES

- Encourage new mixed-use developments in the downtown core and annexed outer nodes.
- Develop a robust network of parks connected by sidewalks, trails, and bike facilities.
- Develop, foster, and promote arts, cultural, and tourism activities.
- Develop a civic space that includes a town green, amphitheater and water feature within the downtown core.
- Enhance the existing housing stock
- Identify and promote a location for a non-profit campus within the downtown core.
- Promote the location of an educational institution to the downtown core.
- Develop shared or collaborative office or work spaces.
- Enhance the existing transit options including a local shuttle service.
- Encourage development within and between local nodes to be transit supportive.
- Promote more Pop-up, Food Truck, or other entrepreneurial activities in the downtown core.
- Promote more restaurants in the downtown core.
- Encourage more professional services and low or no pollution industry within the City.
- Encourage families to remain in Clarkston.
- Encourage development that allows for Aging-in-Place
- Beautify the railroad corridor
- Develop new signage markers for the City limits using the City logo



Top : Big Ideas List (TSW)
Right: Public Forum #1 discussion on Big Ideas (TSW)

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CHAPTER 3 // COMMUNITY VISION

// Proposed Policies

// Community Work Plan

PRIORITY POLICIES //

Throughout the planning process the Project Team focused on developing the most important policies for the City. Below are the top 10 priority policies as developed by community members in 2021.

1. Create programming, centered on familiy, childrens', and refugee needs
2. Develop more affordable housing
3. Enforce protections for renters and accountability for apartment managers
4. Improve pedestrian and cyclist safety, including sidewalks, bike lanes, lighting, and traffic control
5. Protect local green space, tree canopy, and ecosystems
6. Develop strategeis to help residents navigate language barriers
7. Create plans to address gentrification concerns, such as loss of affordability and increased commercialization
8. Make community engagement processes more accessible to under-engaged groups, such as renters and refugees
9. Help refugees navigate employee protections
10. Encourage mixed-use development

CLARKSTON TOP 3

#1

Create community programming centered on family, childrens', and refugee needs, such as after school and summer programs, financial planning, ESL, and computer literacy

#2

Develop more affordable housing, including green affordable housing and options for larger families

#3

Address disrepair in apartments and safety concerns for residents by enforcing accountability for apartment managers and protections for renters

Right: Community members ranking policies in small groups at Planning Forum #2 of the 2016 planning process (TSW)

POPULATION //

Given the rich diversity of Clarkston, the community desires to keep and integrate, rather than assimilate their multi-cultural population. In doing so, all are represented.

Proposed Policies

- Encourage creation of youth activities
- Develop more family-friendly spaces such as pocket parks and playgrounds near multi-family housing
- Promote innovative and state of the art early learning and educational opportunities that meet the diverse needs of Clarkston's population
- Encourage development that allows for Aging-in-Place. As the baby boomer population ages, Clarkston has an opportunity to develop as a walkable, transit accessible and service accessible community
- Encourage families to remain in Clarkston. Currently many young families and refugees move out of Clarkston once their children reach school age or shortly after being placed in the City
- Develop shared or collaborative office or work spaces. Clarkston desires more people to live and work intown and having a flexible office space could furnish the opportunity

ECONOMIC DEVELOPMENT //

Proposed Policies

As noted in the market study, the majority of the population travels outside the City for work. Establishing unique businesses and opportunities for employers is an important strategy for the City.

- Facilitate the development of microenterprises to support the entrepreneurial community
- Promote policies that support families' ability to work and continue education
- Encourage more professional services and low or no pollution industry

Top Left: Tactical urbanism display during the LCI process (TSW)
Right: Market Street in downtown Clarkston (TSW)

- Promote more restaurants downtown
- Promote more Pop Up, Food Truck, and other entrepreneurial activities downtown
- Promote location of education institution in the downtown, such as a Boys and Girls club or an employment center
- Develop, foster, and promote arts, cultural and tourism activities

HISTORIC PRESERVATION & COMMUNITY RESOURCES //

Proposed Policies

- Identify and promote a location for a non-profit campus within the downtown core
- Encourage the location of an educational institution in the downtown core. There is a desire in the community to retain Millennials and Digitals (generation born after Millenials) long term.
- Encourage preservation and reuse of existing historic structures

HOUSING //

Clarkston's housing market is unique and distinct from the rest of the county. The majority of the population in Clarkston are renters. The community desires to attract more home owners. The housing stock is also aging, as 84% was built before 1980.

Proposed Policies

- Create design standards that reflect the architectural diversity and history of Clarkston
- Enhance the existing housing stock, specifically the aging multi-family properties
- Provide incentives for private sector development*
- Coordinate with DeKalb County Development Authority to promote private investment for infill and redevelopment initiatives*
- Investigate the potential for a Downtown Development Authority*
- Develop a Community Development Corporation*

Review of 2014-2018 Consolidated Plan for HUD Programs, Including the 2014 Annual Action Plan

The needs expressed in this report came through analysis of several documents, including DeKalb County's 2035 Comprehensive Plan, the DeKalb County Housing Affordability Study, and others. Clarkston, among other jurisdictions in DeKalb County, is recommended to preserve existing affordable housing stock and assist eligable homeowners with repairs, to provide assistance to homeowners for foreclosure prevention, consumer education around fradulent lending and other housing scams, fair housing education services to help residents, community organizations, and housing providers understand fair housing rights and responsibilities, and fair housing and landlord/tenent complaint investigation services. The report also recommends that jurisdictions collaborate with agencies in the COC, the Regional Commission on Homelessness, and others to assist households at risk of homelessness, improve housing stability for those at risk, and to assist people who are homeless with provision of services such as tranportation, mental health, disability services, case management, and other supportive services as well as provide them with permanent housing.

Top Left: The diverse community participating in the LCI Market Street workshop (TSW)
Right: Historic home in downtown Clarkston (TSW)

*from 2015 LCI

Proposed Priorities for Clarkston

- Develop and preserve affordable rental housing
- Support the development of rental and for-sale housing affordable to low- and moderate-income households near employment, transportation, and community resources
- Extend the useful life of existing affordable rental housing by funding acquisition and/or rehabilitation
- Support the development of affordable rental housing for seniors, people with disabilities, and people who were or are at risk of homelessness
- Provide affordable homeownership housing opportunities
- Increase the number of first-time homebuyers through collaboration with local agencies and CHDOs
- Encourage agencies to develop affordable for-sale housine accessible to people with disabilities

OPEN SPACE & NATURAL RESOURCES //

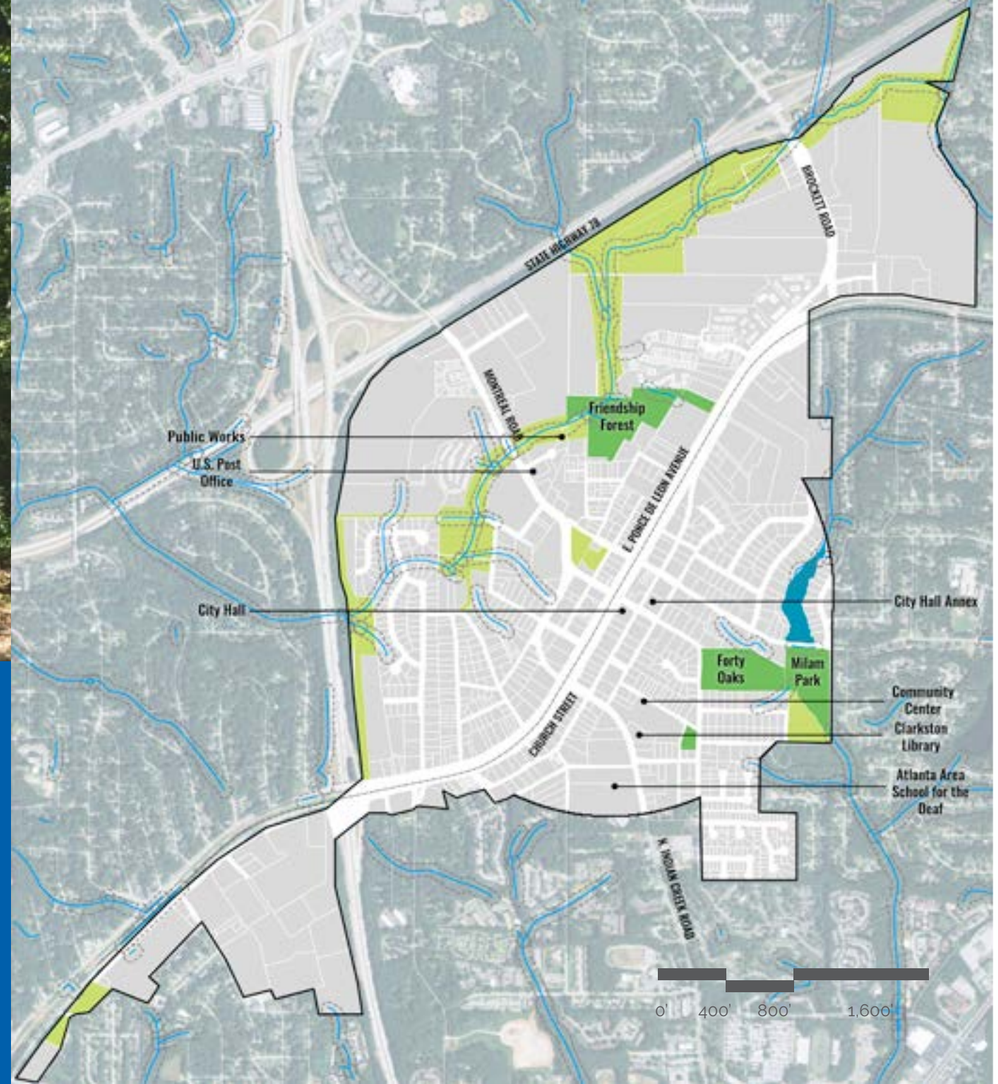
This community expressed significant interest in new parks and creating a comprehensive connected master plan of open spaces throughout the City. The community also desires to enhance the open spaces and cultural resources they already have.

Proposed Policies //

- Develop a robust network or "green necklace" of parks connected by sidewalks, trails and bike facilities - specifically that follows the South Fork of Peachtree Creek not located in the national wetlands, as only passive recreation is allowed within them
- Investigate feasibility of park locations and connectivity proposed*
- Incorporate South Fork Park*

*from 2015 LCI

Top: Friendship Forest serves as a beautiful, natural community asset close to the downtown core.



FUTURE PARKS//

Legend

- Existing Parks/Open Spaces
- Potential Parks/Open Spaces
- Lakes
- Stream
- 75' Stream Buffer
- Clarkston City Limits

CONSISTENCY WITH REGIONAL WATER PLAN & ENVIRONMENTAL PLANNING CRITERIA //

The City of Clarkston development regulations includes policies that are consistent with state environmental planning criteria. These criteria include the Metropolitan North Georgia Water Planning district plans and Part 5 Environmental Planning Criteria of the Georgia Planning Act.

Water Supply Watersheds //

Clarkston lies within both the Chattahoochee and Ocmulgee River watersheds. According to the Georgia Department of Natural Resources the City is not located within either of their water supply watersheds.

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Groundwater Recharge Areas //

According to the Georgia Department of Natural Resources mapping, a portion of the newly annexed City limits is located within a groundwater recharge area. This area is labeled as an area with thick soils which can store and filter groundwater. Any future development in these designated areas could use low impact development methods to increase the on-site infiltration of water into the existing soils.

Wetlands //

According to the data compiled through the National Wetlands inventory, there are three wetland areas in Clarkston. Per recommendations from the 2025 Comprehensive Plan, the City has adopted wetland protection policies in section 5.2 of the Clarkston Code of Ordinances. Permitted uses include conservation, preservation, passive recreational activities and agriculture among others. Prohibited uses include receiving areas for toxic or hazardous waste and landfills.

Protected Mountains //

There are no protected mountains in Clarkston.

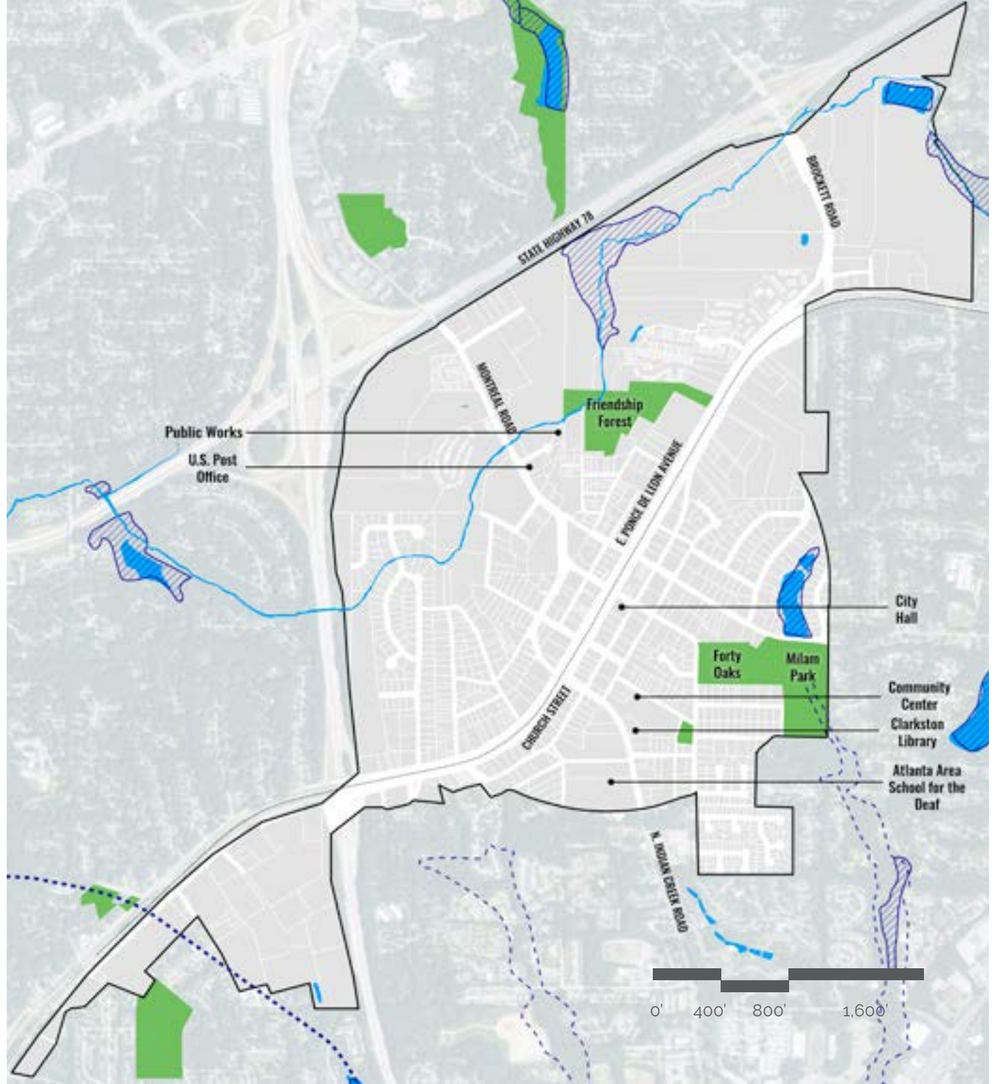
Protected River Corridors //

There are no protected rivers in Clarkston.

Green Spaces & Flood Plains //

Three green spaces currently exist in Clarkston: Friendship Forest, Forty Oaks and Milam Park. Friendship Forest is a wildlife sanctuary owned by the City which recently went through a master planning process. Forty Oaks is a nature preserve operated by DeKalb County. Milam Park is an active green space with a baseball diamond, ADA trail, rentable pavilions, a playground, tennis courts, soccer field, dog park, and a public pool operated by the City.

Clarkston has approximately 1.25 acres of land within the 100 year flood plain which runs through Milam Park. No 500 year flood plains exist inside the City limits.



WATER RESOURCES //

Legend

- Stream
- Groundwater Recharge Areas
- 100 Year Floodplain
- 500 Year Floodplain
- National Wetlands
- City Limits

TRANSPORTATION //

The input on transportation built upon the projects that were proposed in the LCI study. Here are the most desired opportunities we heard throughout our engagement process.

Proposed Policies //

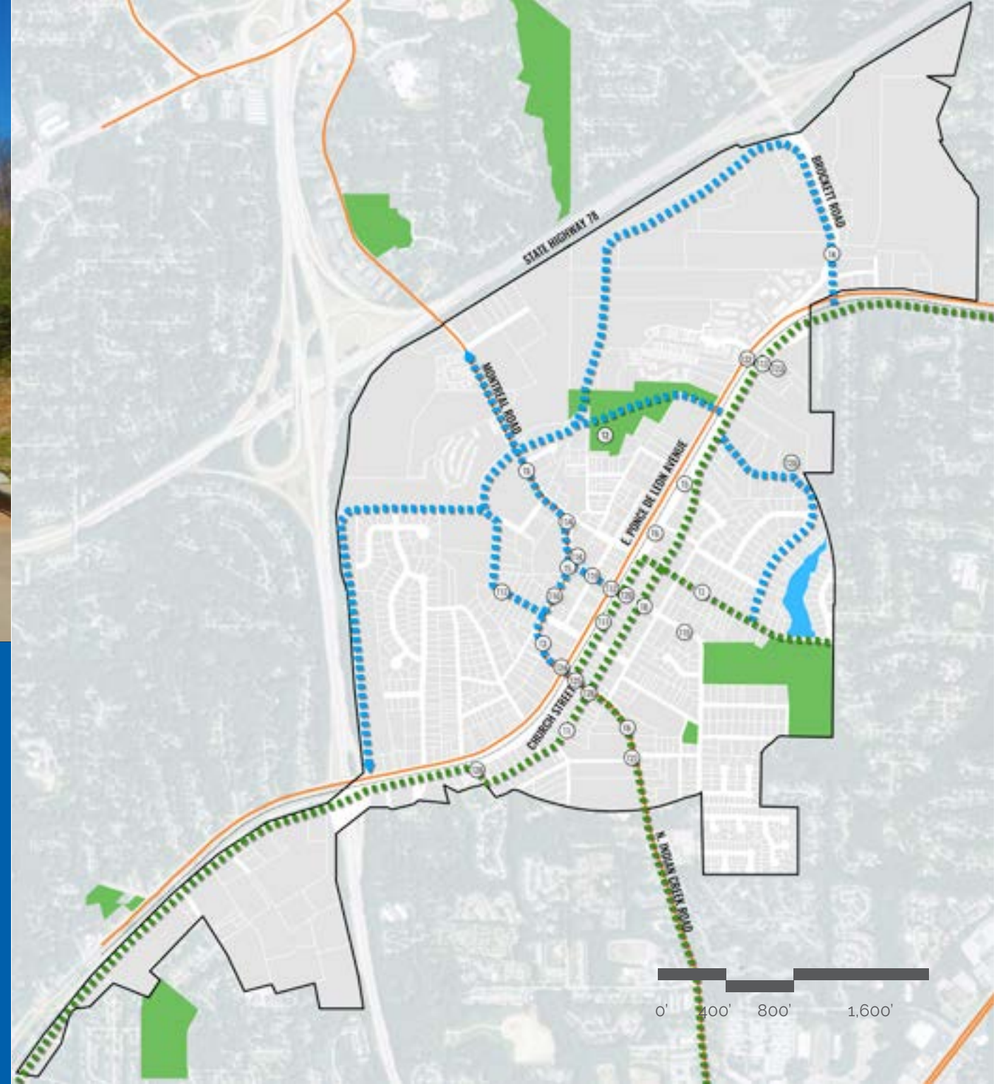
- Encourage development within and between local nodes to be more transit supportive
- Enhance the existing transit options including a local shuttle service
- Implement a community shuttle system
- Create a comprehensive trail system including the green necklace park system
- Focus on pedestrian and cyclist safety throughout the city
- Ensure balance between automobiles & other users*
- Repair or replace sidewalks*
- Focus pedestrian and landscape improvements in areas with the high visibility*
- Limit the number of curb cuts and incorporate access management techniques*
- Fill in sidewalks in residential

*from 2015 LCI

TRAIL SYSTEM

The most popular transportation opportunity identified was to create a comprehensive trail system throughout the City. The community desires to build on the presence of the existing PATH trail from Stone Mountain. There is a strong demand for ease of access from one end of Clarkston to another.

Top: This photo shows the existing PATH trail west of Interstate 285 near current industrial uses. (TSW)
Right: The proposed comprehensive trail system in Clarkston that reflects LCI recommendations and Clarkston 2040 public input



TRANSPORTATION //*

Legend

- Existing Bike System
- Comprehensive Bike System
- 5-minute walk (as the crow flies)
- Marta Bus Lines
- Railroads
- City Limits
- Parcels
- Transportation Project

*A list of these projects begins on page 62

LAND USE //

Through our findings the Project Team simplified the land use categories and minimized them to five for ease of use and clarity. The previous Comprehensive Plan applied Character Areas to the Future Land Use Plan. The most common theme of the engagement was the desire for Mixed Use in the core. Through the color exercise at Planning Forum #1 the 2016 Project Team developed the Future Land Use map on the opposite page.

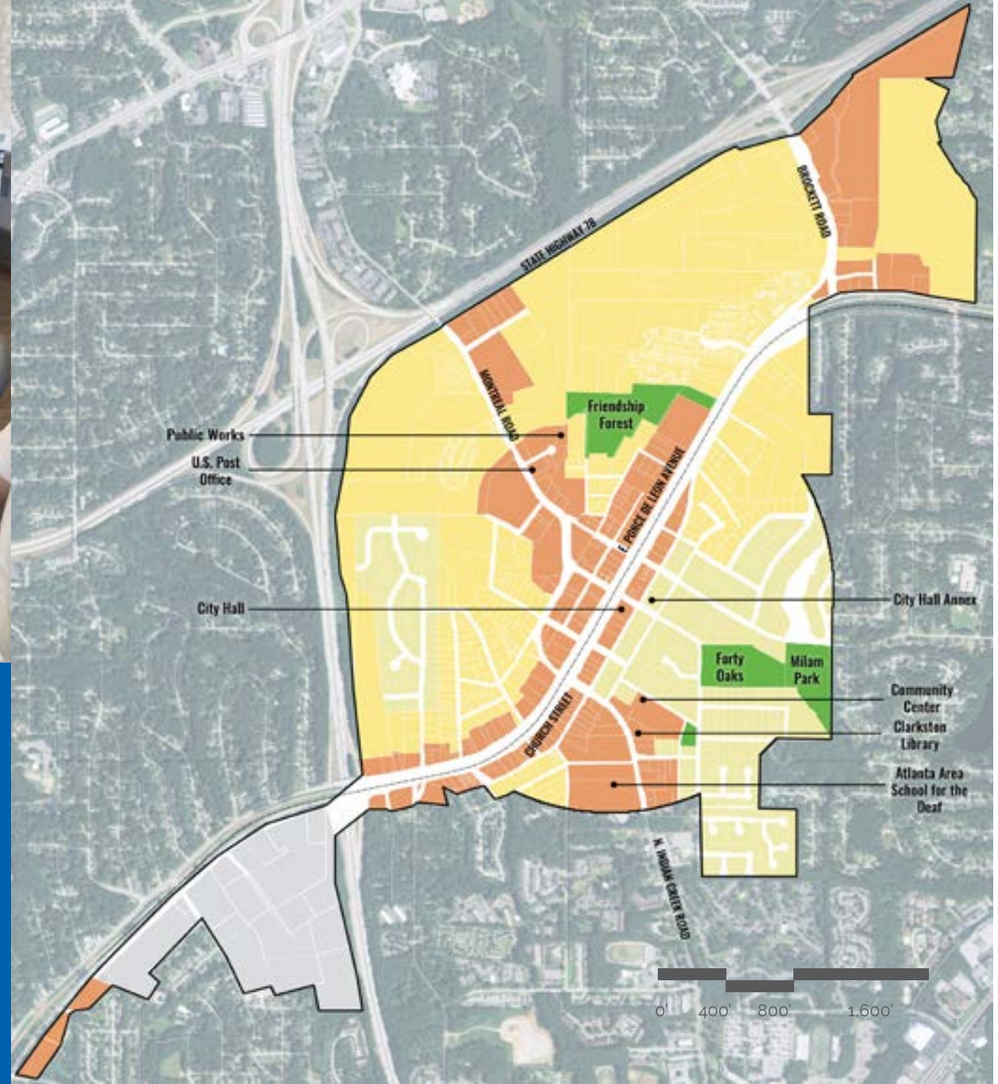
Proposed Policies //

- Encourage mixed-use developments in the downtown core and annexed outer nodes
- Develop a civic space that includes a Town Green, amphitheater and water feature within the downtown core
- Beautify the rail corridor

Proposed Future Land Use Designations //

- Mixed Use: A mix of diverse uses including multi-family housing, commercial, office, and urban compatible industrial uses (maker spaces, manual crafts and breweries). The community desires both vertical and horizontal mixes of uses to match the historic development character of the City.
- Single Family Areas: This designates areas for preservation of single family homes, both historic as well as new development. Townhomes and single family homes are allowed in this area.
- Traditional Neighborhood Development: These areas are designated to nurture traditional neighborhood development patterns and housing types. This includes walkable areas of single family homes, duplexes and triplexes, cottage courtyard housing, 4-6 unit walk-up apartment buildings, and townhouses.
- Industrial: Non-nuisance light industrial uses.
- Parks/Open Spaces: This includes all passive and active public spaces.

Top Right: Community members at Planning Forum #1 coloring their Future Land Use and Parks maps. (TSW)



FUTURE LAND USE //

Legend

- Mixed-Use
- Traditional Neighborhood Development
- Single Family Home Areas
- Industrial
- Parks/Open Space
- Clarkston City Limits

APPENDIX A: 2021 REPORT OF ACCOMPLISHMENTS

Number	Project Name/Description	Status	Notes
Land Use and Open Space			
LU.01	Move and enhance community gateways to City limits	Underway	
LU.02	New City Hall that incorporates vertical mixed use (commercial below, City offices above)	Underway	
LU.03	Create Town Green/Central multi-purpose public space	Underway	
LU.04	Comprehensive bicycle infrastructure plan	Underway	
LU.05	Update existing parks master plan	Underway	
LU.06	Uniform sign program and ordinance	Underway	
LU.07	Design/create public spaces and pocket parks	Underway	Incorporate in zoning rewrite
LU.08	Implement design guidelines for all non-residential uses	Underway	Incorporate in zoning rewrite
LU.09	Incorporate South Fork Creek Park	Underway	
LU.10	*Rowland Street*	*Complete*	
LU.11	South Fork Peachtree Creek multi-use trail	Underway	
LU.12	North Indian Creek Multi-Use trail	Underway	
LU.13	Continue professionalization of zoning and planning review, with associated amendments to zoning and development regulations	Underway	Incorporate in zoning rewrite
LU.14	Create subdivision regulations independent from DeKalb County	Underway	Incorporate in zoning rewrite
LU.15	Seek grants and private sector funding to improve aesthetics of community	Underway	
LU.16	Amend Comprehensive Plan to include updated policies and development (Complete Streets policy, Active Living Plan, PATH trails, etc.)	Underway	Incorporate in zoning rewrite
Community Resources and Facilities			
CF.01	Reassess recreation uses at Milam Park and development strategic plan	Underway	Analyzing and updating equipment
CF.02	Waste management and recycle systems (privatized)	Underway	
CF.03	Assess Public Works O&M tole with future capital project implementation	Underway	
CF.04	Sidewalk maintenance and improvement implement Clarkston Active Living Plan	Underway	Incorporate in zoning rewrite

CF.05	Conduct a needs assessment for City faculty space planning, prepare alternatives analysis for site location(s) and siting options that would resolve space deficiencies	Underway	
Transportation			
Pedestrian & Bicycle			
T.01	*Rowland Street*	*Complete*	
T.02	South Fork Peachtree Creek multi-use trail	Underway	
T.03	North Indian Creek Multi-Use trail	Underway	
T.04	Brocket Street Multi-Use trail	Underway	
T.05	*East Ponce de Leon Streetscape*	*Complete*	
T.06	Church Street streetscape	Underway	
T.07	*Norman Road sidewalk*	*Complete*	
T.08	North Indian Creek at Clarkston Public Library sidewalk	Underway	
T.09	*Montreal Road sidewalk*	*Complete*	
Transit			
T.10	*North Indian Creek bus stop improvement*	*Complete*	
T.11	*East Ponce de Leon bus stop improvement*	*Complete*	
Railroad			
T.12	*Market Street crossing update*	*Complete*	
T.13	*Wilson Street crossing update*	*Complete*	
Vehicular			
T.14	North Indian Creek Drive road diet between East Ponce de Leon Avenue and Montreal Road	Underway	
T.15	*Market Street complete street (North Indian Creek Drive to Rowland Street)*	*Complete*	
T.16	Market Street complete street (Rowland Street to City limit)	Underway	
T.17	Hill Street complete street	Underway	
Intersection Signals and Pedestrian Crossings			
T.18	*Market Street at North Indian Creek Drive intersection signal upgrade*	*Complete*	
T.19	*Market Street at Vaughn Street, install signal*	*Complete*	
T.20	*Market Street at East Ponce de Leon Avenue intersection signal upgrade*	*Complete*	
T.21	*Market Street at Church Street install signal*	*Complete*	

T.22	Wilson Street at Church Street, install signal	Underway	
T.23	*North Indian Creek Drive at East Ponce de Leon Avenue, intersection operational improvement*	*Complete*	
T.24	*North Indian Creek at Rowland Street, intersection safety improvement*	*Complete*	
T.25	North Indian Creek at Debelle Street intersection geometry improved	Underway	
T.26	Church Street at Lovejoy Street, intersection geometry improvement	Underway	
Transportation/Public Works Infrastructure			
T.27	*Streetscape Projects under GDOT Project (PI #9217)*	*Complete*	
T.27a	*Streetscape: East Ponce de Leon (I-285 to North Indian Creek)*	*Complete*	
T.27b	*Streetscape: Church St (I-285 to Norman Rd)*	*Complete*	
T.27c	*Streetscape: Market St (East Ponce de Leon to Rowland St*	*Complete*	
T.27d	*Streetscape Norman Rd (Church St to Milam Park)*	*Complete*	
T.28	*Streetscape: East Ponce de Leon (North Indian Creek to Friendship Forest)*	*Complete*	
T.29	*Improve traffic signal timing and minor system improvements at North Indian Creek and East Ponce and Church Street*	*Complete*	
T.30	Enhance connectivity per LCI transportation plan and Clarkston Active Living Initiative	Underway	
T.31	*Perform preliminary engineering and acquire necessary ROW for railroad crossing and other LCI/Earmark transportation projects*	*Complete*	
T.32	Inventory and prioritize substandard local roads needing upgrades, prepare budget and schedule	Underway	DeKalb Transportation Plan Update
T.33	Provide pedestrian improvements to Clarkston Lake dock area	Underway	
T.34	Develop and implement short and long range plans for capital, transportation, and stormwater infrastructure projects	Underway	

T.35	Assess and implement where practical alternative methods of delivering public work service to residents	Underway	
T.36	Complete the sidewalk inventory to prioritize sidewalk maintenance, crosswalk, and signange needs	Underway	
T.37	Signage: Pursue and implement grant for both roadway safety signage and wayfinding signage	Underway	
Population, Housing and Market			
H.01	Provide incentives for private sector development	Underway	Housing Authority, Early Learning Facilities
H.02	Coordinate with DeKalb County Development Authority to provide private investment for infill and redevelopment initiatives	Underway	Peachtree on Ponce
H.03	Investigate the potential for a Downtown Development Authority	Complete	City Council approved in 2020
H.04	Develop a Community Development Corporation	Underway	Incorporate in zoning rewrite
H.05	Monitor citywide adherence to housing policies for desired mix of uses	Underway	Pending review by Housing and Community Development
H.06	Identify and publicize local state, federal, and private/nonprofit housing programs and incentives to upgrade existing housing units	Underway	
H.07	Assess budget implications and mechanism for housing incentives for city personnel/ staffing	Underway	
Economic Development and Redevelopment			
ED.01	In association with business and community at large, create, assess, and update vision for the Clarkston Community through charettes	Underway	Incorporate in zoning rewrite
ED.02	Create electronic record system for improved customer service and record keeping	Complete	
ED.03	Web content improvements: Promote and highlight activities such as pol, LCI implementation, trail amenity, Active Living Plan, etc.	Underway	Firm hired and began in 2021

ED.04	Prepare budget and prioritization for wayfinding plan of action and implement strategic wayfinding signage	Underway	
Intergovernmental and Business/Community Coordination			
IC.01	Coordinate with DeKalb County Parks & Rec regarding all County owned land focused on trail and parks planning, coordinate with PATH to build on bike path along CSX	Dropped	No longer a priority
IC.02	Coordinate with ARC, DeKalb County Public Works and GDOT for transportation improvements	Underway	DeKalb Transportation Plan Update
IC.03	Initiate and seek business and community participation w/Capital Project at all phases of projects	Underway	SPLOST projects
IC.04	Seek opportunities to develop a Business Improvement District in coordination with downtown business partners	Underway	
IC.05	Enhance coordination with immigrant population on quality of life issues	Underway	
IC.06	Establish relationship with CSX - RR gateway to the community	Underway	SPLOST projects
IC.07	Review City limit boundaries with DeKalb County in consideration of City's future growth and capital improvement plans	Underway	
IC.08	Work with ARC and the Metropolitan North Georgia Water District to implement water quality and supply management plans	Underway	
IC.09	Review and revise as appropriate Intergovernmental Service Agreement with DeKalb County	Underway	To be complete by 2025/2026
Cultural Resources			
CR.01	Identify and create database of cultural/historic resources	Underway	
Natural Resources and Stormwater Management			
NR.01	Finalize draft Tree Ordinance and implement new administrative guidelines and procedures	Underway	

APPENDIX B: 2021 COMMUNITY WORK PROGRAM

Number	Project Name/Description	Year	Cost	Funding Source	Responsible Party
Land Use and Open Space					
LU.01	Move and enhance community gateways to City limits	2023	$200,000	General Fund	City Admin
LU.02	New City Hall that incorporates vertical mixed use (commercial below, City offices above)	2024	$2,500,000	General Fund	City Admin
LU.03	Create Town Green/Central multi-purpose public space	2024	$2,500,000	General Fund	City Admin
LU.04	Comprehensive bicycle infrastructure plan	2023	Staff time	General Fund	City Admin
LU.05	Update existing parks master plan	2025	Staff time	General Fund	City Admin
LU.06	Uniform sign program and ordinance	2023	$350,000	General Fund	City Admin
LU.07	Design/create public spaces and pocket parks	2022	$200,000	General Fund	Private/City Admin
LU.08	Implement design guidelines for all non-residential uses	2025	Staff time	General Fund	City Admin
LU.09	Incorporate South Fork Creek Park	2024	Staff time	General Fund	City Admin
LU.11	South Fork Peachtree Creek Multi-Use Trail	2024	$24,000	LCI/General Fund	City Admin
LU.12	North Indian Creek Multi-Use Trail	2025	$919,000	LCI/General Fund	City Admin
LU.13	Continue professionalization of zoning and planning review, with associated amendments to zoning and development regulations	2023	$5,000	General Fund	City Admin
LU.14	Create subdivision regulations independent from DeKalb County	2023	$10,000	General Fund	City Admin
LU.15	Seek grants and private sector funding to improve aesthetics of community	2023	$50,000	General Fund	City Admin
LU.16	Amend Comprehensive Plan to include updated policies and development (Complete Streets policy, Active Living Plan, PATH trails, etc.)	2023	$2,000	General Fund	City Admin
Community Resources and Facilities					
CF.01	Assess recreation uses at Milam Park and develop strategic plan	2023	$15,000	General Fund	City Admin
CF.02	Waste management and recycle systems (privatized)	2024	$800,000	DeKalb County, CDBG	Council/Mayor/City Admin

CF.03	Assess Public Works O&M tole with future capital project implementation	?	$10,000	General Fund	City Admin
CF.04	Sidewalk maintenance and improvement implement Clarkston Active Living Plan	2023	$70,000	General Fund	City Admin
CF.05	Conduct a needs assessment for City faculty space planning, prepare alternatives analysis for site location(s) and siting options that would resolve space deficiencies	2023	$4,000	General Fund	City Admin
Transportation					
Pedestrian & Bicycle					
T.02	South Fork Peachtree Creek multi-use trail	2024	$1,500,000	LCI/SPLOST	City Admin
T.03	North Indian Creek Multi-Use trail (included in North Indian Creek Road Diet project)	2024	$919,000	LCI/SPLOST	City Admin
T.04	Brocket Street Multi-Use trail	2026	TBD	LCI/SPLOST	City Admin
T.06	Church Street streetscape	2024	$388,000	LCI/SPLOST	City Admin
T.08	North Indian Creek at Clarkston Public Library sidewalk (included in North Indian Creek Road Diet project)	2026	$170,000	LCI/SPLOST	City Admin
T.10	Assess lighting for pedestrian safety	2025	?	LCI/General Fund	City Admin
Vehicular					
T.14	North Indian Creek Drive road diet between East Ponce de Leon Avenue and Montreal Road	2025	$4,500,000	LCI/FHWA/SPLOST	City Admin
T.16	Market Street complete street (Rowland Street to City limit)	2023	TBD	LCI/General Fund	City Admin
T.17	Hill Street complete street	2026	$250,000	SPLOST	City Admin
Intersection Signals and Pedestrian Crossings					
T.22	Mell Street at Church Street, install signal	2023	$1,500,000	LCI/SPLOST	City Admin
T.25	North Indian Creek at Debelle Street, intersection geometry improved	2025	$100,000	LCI/SPLOST/FHWA	City Admin
T.26	Church Street at Lovejoy Street, intersection geometry improvement	2025	$160,000	SPLOST	City Admin
Transportation/Public Works Infrastructure					

T.30	Enhance connectivity per LCI transportation plan and Clarkston Active Living Initiative	2024	$40,000	General Fund	City Admin
T.32	Inventory and prioritize substandard local roads needing upgrades, prepare budget and schedule	2023	$10,000	General Fund/SPLOST	City Admin
T.33	Provide pedestrian improvements to Clarkston Lake dock area	TBD	$25,000	General Fund/SPLOST	City Admin
T.34	Develop and implement short and long range plans for capital, transportation, and stormwater infrastructure projects	2024	$500,000	General Fund/SPLOST	City Admin
T.35	Assess and implement where practical alternative methods of delivering public work service to residents	2024	$300,000	General Fund/Grants/DeKalb Co.	City Admin
T.36	Complete the sidewalk inventory to prioritize sidewalk maintenance, crosswalk, and signange needs	2024	$70,000	General Fund/Grants	City Admin
T.37	Signage: Pursue and implement grant for both roadway safety signage and wayfinding signage	2024	$3,000	General Fund/GDOT	City Admin
Population, Housing and Market					
H.01	Provide incentives for private sector development	2024	Staff time	General Fund	City Admin
H.02	Coordinate with DeKalb County Development Authority to provide private investment for infill and redevelopment initiatives	2023	Staff time	General Fund	City Admin
H.04	Develop a Community Development Corporation	2022	Staff time	General Fund	City Admin
H.05	Monitor citywide adherence to housing policies for desired mix of uses	2023	Staff time	General Fund	City Admin
H.06	Identify and publicize local state, federal and private/nonprofit housing programs and incentives to upgrade existing housing units	2022	Staff time	General Fund	City Admin
H.07	Assess budget implications and mechanism for housing incentives for city personnel/staffing	2023	Staff time	General Fund	City Admin

H.08	Establish accountability protocols for apartment managers and protections for renters	2024	Staff time	General Fund	PED/CODE
H.09	Develop long-term housing affordability plans	2024	Staff time	General Fund	City Admin
H.10	Establish program to help residents navigate language barriers, including participation in community engagement	2023	Staff time	General Fund	City Admin
H.11	Provide community programming (After-school and summer programs, financial planning, ESL, computer literacy, and understanding renter's and worker's rights)	2023	Staff time	General Fund	City Admin
Economic Development and Redevelopment					
ED.01	In association with business and community at large, create, assess, and update vision for the Clarkston Community through charettes	2023	$20,000 (match for $100,000 total)	General Fund	Planning and Development
ED.03	Web content improvements: Promote and highlight activities such as pol, LCI implementation, trail amenity, Active Living Plan, etc.	2022	$15,000	General Fund	City Admin
ED.04	Prepare budget and prioritization for wayfinding plan of action and implement strategic wayfinding signage	2024	Staff time	General Fund	City Admin
Intergovernmental and Business/Community Coordination					
IC.02	Coordinate with ARC, DeKalb County Public Works and GDOT for transportation improvements	2023	Staff time	N/A	City Admin
IC.03	Initiate and seek business and community participation w/Capital Project at all phases of projects	2023	$5,000	General Fund	City Admin
IC.04	Seek opportunities to develop a Business Improvement District in coordination with downtown business partners	2023	$10,000	General Fund	City Admin

IC.05	Enhance coordination with immigrant population on quality of life issues	2023	$0	N/A	City Admin
IC.06	Establish relationship with CSX - RR gateway to the community	2022	$20,000	General Fund	City Admin
IC.07	Review City limit boundaries with DeKalb County in consideration of City's future growth and capital improvement plans	2024	$30,000	General Fund	City Council/City Admin
IC.08	Work with ARC and the Metropolitan North Georgia Water District to implement water quality and supply management plans	2023	$5,000	General Fund	City Admin
IC.09	Review and revise as appropriate Intergovernmental Service Agreement with DeKalb County	2023	Staff time	N/A	City Admin
Cultural Resources					
CR.01	Identify and create database of cultural/historic resources	2024	Staff time	General Fund	Planning and Development
Natural Resources and Stormwater Management					
NR.01	Tree policy implemented via Ordinance and new administrative guidelines and procedures to be developed	2023	Staff time	N/A	Planning and Development/City Council
NR.02	Develop protections for green space, tree canopy, and ecosystems	2023	Staff time	General Fund	City Admin

APPENDIX C: PUBLIC INVOLVEMENT DOCUMENTATION

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C.2 Steering Committee Documentation

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C.5 Public Hearing Documentation

C.1 Steering Committee Composition

Debra Johnson – Community Development Standing Advisory Committee Chair

James Carroll – Housing and Infrastructure Standing Advisory Committee Chair

Felecia Weinert – Planning and Zoning Board

Kitti Murray – Community member and business owner

Emanuel Ransom – Community leader and business owner

Roberta Malavenda – Executive Director of CDFA

G. Ashton Walker – Community member and Historic Preservation expert

Angela Moore – Community member

Dr. Anita Stokes-Brown – Community member

Josh Deaton – Community member

Cathy Burroughs –Clarkston Shores Association Board Member

Eyelachew Desta – Community member

Angel Chin – Community member

C.2 Steering Committee Documentation

City of Clarkston
Comprehensive Plan Steering Committee Meeting #1

Wednesday, March 24, 2021, Virtual, at 12:30pm

Meeting Summary:

The meeting began with an introduction of the steering committee, City of Clarkston Staff, and ARC staff. Introductions were followed by a presentation that covered the purpose of comprehensive planning, the elements that go into the process, and the timeline. Following this overview, data was presented to the steering committee including demographic, housing, economic, and transportation trends in Clarkston over time.

After presenting the data, the steering committee was asked the following questions, and their answers recorded:

What are the best assets in Clarkston?

- Diversity of residents
- Diversity of businesses, including restaurants
- Streetscape
- Housing density
- Number of residents who carpool
- Walk- and bike-able community
- Strong community ties within immigrant groups

What are the challenges facing Clarkston?

- Housing affordability for renters
- Price of single family homes is rising
- Downtown area is not thriving
- The City lacks certain essential businesses, requiring local residents to spend money elsewhere

Are there any local "hot topics"?

- Housing

    - Building homes on condensed lots
- Land use and density options
- Recreational space (the need for it, and where it should be located)

Any community engagement considerations?

- Homeowners tend to dominate public engagement processes, when renters make up the majority of the community
    - Need ways to encourage renters to feel welcomed and participate

Following these questions, the steering committee was asked to review the needs and opportunities from the previous comprehensive plan update. The committee was asked which items were still relevant, and whether any items needed to be added or removed. Due to time constraints, only three of the seven categories were covered, including:

Population

- Move: "The community desires to integrate the immigrant populations, not assimilate" from the issue column to the opportunity column
- Add to opportunities: Strong community ties within immigrant groups
- All other items still apply

Housing

- Add to issues: Majority of apartments are overpriced, contributing to residents who are cost burdened.
    - More housing affordability regulations and protections are needed
- Remove from issues: "Lack of quality renters for future development"
- All other items still apply

Economic Development

- Add to opportunities: adding essential businesses downtown
- All other items still apply

City of Clarkston
Comprehensive Plan Steering Committee Meeting #2

Wednesday, April 28, 2021, Virtual, at 12:30pm

Meeting Summary:

The meeting began with introductions and next steps. This was followed by a review of needs and opportunities from the previous comprehensive plan update to see what still fits, and what needs to be added, removed, or updated. Next, community goals and policies from the previous comprehensive plan update were reviewed.
Updates to the reviewed sections are recorded below:

Open Space and Natural Resources

- Modify opportunity: Expand programming in existing Lake and Milam Park to include Friendship Forest
- Add to opportunities: Community nature and education programs focused on ecosystems and conservation
- Add to opportunities: Festivals, picnics, and light shows
- All other items still apply

Historic Preservation, Cultural and Community Resources

- Add to opportunities: Historical archive (video or exhibit)
- Move "The community desires to integrate the immigrant population, not assimilate" from issues to opportunities
- Add to opportunities: Public art program supporting local artists
- Add to opportunities: Public events, festivals, that promote unique qualities of Clarkston
- All other items still apply

Transportation

- Add to issues: Limited parking may harm local businesses
- Add to issues: Safety concerns on walk/bike path, particularly for women at night and due to lack of lighting
- Add to opportunities: Promote innovative transportation opportunities, such as a microenterprise for transportation (for child care, health appointment transportation, etc.)
- All other items still apply

Land Use

- Update “Create a connected system of parks” to include 40 Oaks, Peachtree Creek Conservancy, waterways, and pocket parks
- Add to opportunities: Pocket parks, playgrounds, and family spaces near apartment complexes
- All other items still apply

Proposed Population Policies

- Add: Encourage creation of youth activities
- Add: Develop more family-friendly places such as pocket parks and playgrounds near multi-family housing
- Add: Promote innovative and state of the art early learning and educational opportunities that meet the diverse needs of the Clarkston population
- All other items still apply

Proposed Economic Development Policies

- Add: Facilitate the development of microenterprises to support entrepreneurial community
- Add: Promote policies that support families’ ability to work and continue education
- Update: “Promote location of education institution downtown” to include, “such as a Boys and Girls club or employment center”
- All other items still apply

Proposed Housing Policies

- Make “Enhance the existing housing stock (especially aging multi-family properties)” a priority
- Add: Create design standards that reflect the architectural diversity and history of Clarkston

City of Clarkston
Comprehensive Plan Steering Committee Meeting #3

Tuesday, August 17, 2021, Virtual, at 6:00PM

Meeting Summary:

The meeting began with an overview of the input received through the community engagement processes, including the online survey, focus groups, and virtual public meeting. This included the top responses from the community regarding Clarkston's strongest assets, primary challenges, environmental resources, housing, transportation, downtown, groups that could be better served, and top priorities documented during the 2021 comprehensive plan update process.

The top priorities identified during this process were compared with those identified during the 2016 update, and were discussed in relation to community work program goals. Last, future land use categories were reviewed. No updates to the existing maps were identified.

During this meeting, steering committee members stressed the importance of establishing a vision or mission statement that would unite and guide all planning activities in the City of Clarkston.

C.3 Public Open House Documentation

CITY OF CLARKSTON

PLANNING & DEVELOPMENT

VIRTUAL PUBLIC MEETING:

WEDNESDAY, MAY 17, 2021

6:00 - 7:30 PM

The City of Clarkston is updating its comprehensive plan and rewriting its zoning ordinance. Join us on Zoom to kick off the discussion at this joint public meeting! Register and learn more at the links below.

Comprehensive Plan Update:

http://bit.ly/ClarkstonCompPlan

Zoning Rewrite:

http://bit.ly/ClarkstonZoning

Questions? Contact the Planning and Development Director:
Shawanna Qawiy - sqawiy@cityofclarkston.com

CITY OF CLARKSTON

VIRTUAL PUBLIC MEETING

COMPREHENSIVE PLAN UPDATE + ZONING ORDINANCE REWRITE

WEDNESDAY MAY 19th 6:00 - 7:30 PM Join via Zoom!

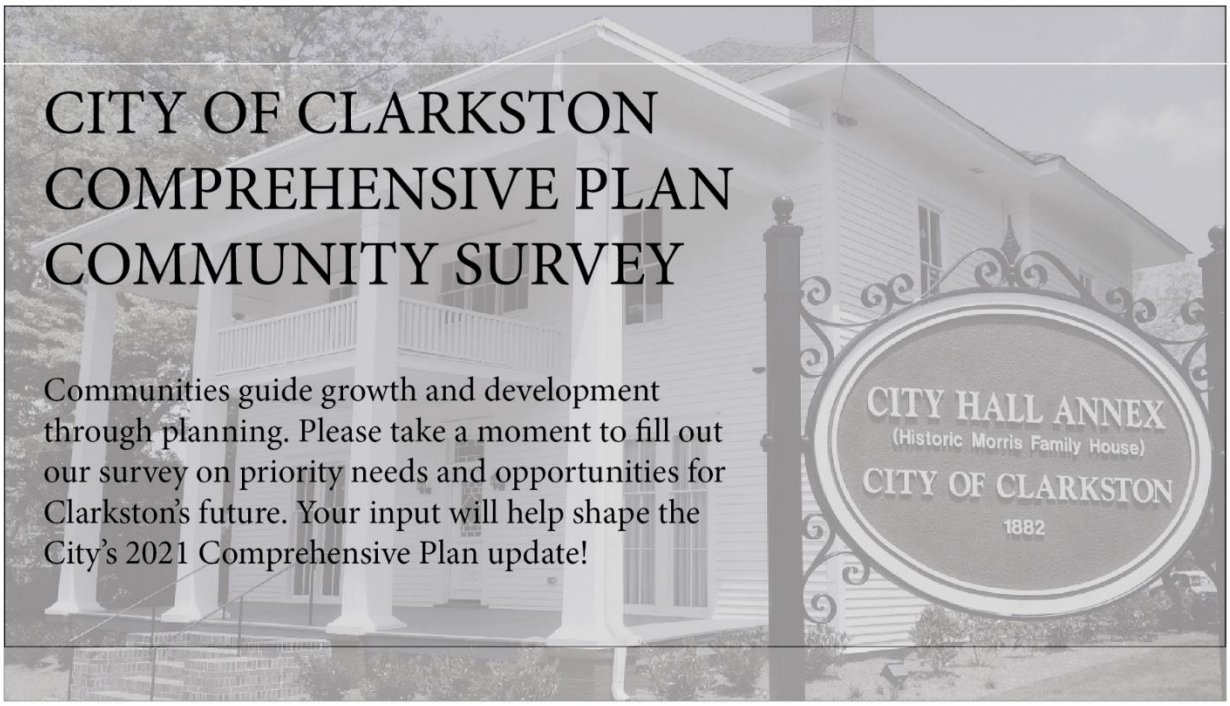
Questions?
Contact the Planning and Development Director:
Shawanna Qawiy - sqawiy@cityofclarkston.com

Engage with us!

Comprehensive Plan Update
http://bit.ly/ClarkstonCompPlan

Zoning Rewrite
http://bit.ly/ClarkstonZoning

C.4 Community Survey Documentation



CITY OF CLARKSTON COMPREHENSIVE PLAN COMMUNITY SURVEY

Communities guide growth and development through planning. Please take a moment to fill out our survey on priority needs and opportunities for Clarkston's future. Your input will help shape the City's 2021 Comprehensive Plan update!

To take this survey, just go to the following web address:

https://publicinput.com/clarkstonupdate2021

You can also use the camera on your smartphone to scan the QR code at left.

CITY OF CLARKSTON
where possibilities grow

Clarkston Early Child Care Task Force

Thursday, June 17, 2021, 7:30 p.m. by Zoom

Meeting Notes

Attendees: Roberta Malavenda, Jenna Leigh Beisel, Alexandra Cesar, Tesfalem Isaac, Carolyn Rose-Avila, Eyelachew Desta, Ashli Owen-Smith, Christopher Carpenter, Gwen Morgan, David Cesar, Audrey Rodgers, Gwendolyn Napier, Doris Mukangu, Jamie Carroll, Kamona Malembo

Welcome

Participants introduced themselves and shared three words or phrases they would use to describe Clarkston to another person:

- Unique population, unique challenges, unique solutions
- Diverse, welcoming, comfortable
- Eclectic, humble, and friendly folks carrying out their lives with their families and children; one doesn't feel like you're in an artificial environment, but in an authentic one
- Clean, small, and well-maintained
- Devoted, connected community with open arms
- Clarkston is a city of people from all over the world who are very welcoming, diverse, and collaborative
- Friendly, progressive, and small; comfortable feel
- Diverse and welcoming; cooperative
- One of the true locations where you can feel that every difference is welcomed, not being in fear of being judged by anyone, free to be yourself

City of Clarkston Comprehensive Plan

Roberta encouraged everyone to complete the Comprehensive Plan Survey, see City of Clarkston website. She suggested that participants who do not live in Clarkston might answer the questions through the lens of children and families who are residents.

One of the survey questions asks: What are the 3 best things about Clarkston? Participants shared their replies in the chat:

- Diversity, the different spoken languages, and the closeness of everything
- Exposure to different languages and cultures; "small-town" feel; affordable housing for families

- Family oriented
- Walkable; diverse, dense community so you can be with friends; green space
- The individuals in the various (ethnic) communities are very connected, support each other; there are different associations of ethnic groups that support their members
- Community centers, the library, the schools
- Parks, availability of ethnic foods, and the community- based organizations.
- Head Start programs; health conscience (walking trails); family oriented
- Cultural diversity as a normal context; children are full of enthusiasm for learning and appreciation for the opportunity; sense of joy

What are the 3 most important challenges/problems facing Clarkston?

- Greater investment in parents-work opportunities near to home
- ESL
- Greater opportunities for parents to contribute their thoughts, ideas in the education of children
- Greater community engagement, using strategies that reach and truly engage diverse residents
- Ways to become more computer literate
- The digital divide
- Literacy
- Language barriers
- Not enough job opportunities for refugees and immigrants because of language
- Affordable housing; safety, repair issues with some apartment communities
- Access to services and resources – lack of knowledge, language barriers

Does Clarkston need more affordable housing? If yes, what kind?

- More housing options, including more apartments and more starter homes for people looking for lower cost homeownership

Refugee Parent Voices Workshop Report

Prepared by Kamona

Date: June 19th, 2021 Time:01:45 p.m. - 3;30 p.m.

City of Clarkston Women's Club

Sponsored by CDF Action, COCOMATL, and Refugee Family Assistance Program

Introductions

Mrs. Roberta
Mr. Crispin
Mr, Dede
Mrs. Nasra
Mrs. Kamona

Parents present (note many parents who had planned to attend went to a funeral): Clarkston):

Michel, 3890 East Ponce De Leon Ave Apt T-5
Olivier, 4211 Erskine Rd, Carriage Court
Pastor Jean Marie, 1000 Montreal Rd. Apt 37i
Moses, 1601 Post Oak Apt - F 1500 Oak

Not present: City Manager Robin Gomez (invited but had to deal with the cancellation of the Juneteenth festival, rained out that afternoon).

Crispin was the facilitator and interpreter (Swahili).
Dede gave an overview of the purpose of the meeting.
Some of the conversation was in English. Kamona took the conversation notes, which were added to by others...

1. What are the 3 best things you like about Clarkston?

    a. "I have been living in Clarkston for four years and from personal experience the environment for me and my family seems to be safe. I go to work and come back home. I find my family is protected and I don't get bad reports from my children about their safety. I like the fact that the school is close to home. I like the fact that my job is close to home."

b. "I like the fact that now there are more jobs in Clarkston and the fact that I can find African markets in the area."
c. "Available African markets and Restaurants"

2. What are the 3 most important challenges/problems facing Clarkston?

a. "The leasing office does a poor job when the apartment needs to be repaired. In the year of 2019, my apartment was flooded with water. I called the leasing office to send someone, but they didn't send a person. My wife and I started to clean up the entire place by pouring out the water outside of the apartment door." Hard to communicate with management to express how I feel because of the language barrier.'
b. "I don't like the fact that employers in Clarkston demand people to work on weekends. It is hard to find a company in Clarkston city that is off on Saturdays and Sundays."
c. "Safety issues, apartments should have cameras and someone where we can report problems when we see them. There are a group of people in the apartment complex that wait to steal other people boxes when they are being delivered by Amazon or Fedex." He noted that he has not had difficulty with his apartment manager. When he goes to the office, they respond. He says it may also be that he speaks English as well as several other languages and can communicate with them.
d. "Housing conditions in apartment complexes on Montreal Avenue are terrible."
e. "Companies in Clarkston are taking advantage of the refugees by asking them to work more hours every day. Mandatory overtime is a requirement to keep your job. At my wife's job, it is one of the requirements." He reported that he works 4 days a week, 10 hours per day, and his wife also works evening hours, making it hard on the family, especially when overtime is required. He works for Marshals. She works for a bakery.

3. What would make downtown Clarkston a more welcoming place to be? What would you describe as the most important project or improvement that could be made to downtown Clarkston?

a. Need help from community leaders to refer us to programs that teach about our rights as a renter.

b. Need workshops to assist refugee women know about early learning and child care for children

c. Need to have a resource center to go to

d. Need assistance with Section 8 housing

e. Need to have police engagement around the apartment complexes for protection. (A remark that when the police patrolled more frequently in the past, there were fewer problems. Now, they are not coming as often, and crime has increased. Most of the crime, he thinks, comes from outside the apartments.)

f. Need programs that will teach about housing and financial planning for house purchase

g. Need to build a recreation park that will be safe for the children to play. Currently, many parents fear to let kids play outside

h. The City should provide an office in the Clarkston area where we can go to report problems with apartment complexes. The employees should speak Swahili, French, Arabic, other languages. The office should be representing the renters when it comes to dealing with the leasing office.

4. Anything else you would like to be considered in future planning for Clarkston?
   a. The City should have daycare and a safe park environment for kids.
   b. The City should hire employees or provide grants to a non-profit organization that will be representing refugees when there are issues with property management.
   c. The City should build new houses in the Clarkston area that will be affordable for refugees with large families.
   d. We also discussed what would happen in 3 to 5 years if some of the current Clarkston apartment owners decided to sell their property -- and wanted to sell it to developers. Will the City allow for expensive houses or apartments to be built?

   COCOMATL recommends that the City research what other cities are doing to make sure there is a mix of housing. What kinds of housing subsidies are available so that refugees can afford to stay and live in Clarkston? We recommend that the City bring in experts for community discussions and planning (a recommendation for the Comprehensive Plan).

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C.5 Public Hearing Documentation

CITY OF CLARKSTON
where possibilities grow

CITY COUNCIL WORK SESSION

Beverly Burks –Mayor

Awet Eyasu *Ahmed Hassan*
Jamie Carroll *Laura Hopkins*
Debra Johnson
Robin Gomez – City Manager

AGENDA

Thursday, January 7, 2021 7:00PM

A. ROLL CALL

B. WORK SESSION - RESIDENT COMMENT POLICY

Any member of the public may address questions or comments to the Council referencing only agenda items after the Mayor and Council have had the opportunity to discuss the agenda item. Each Attendee will be allowed 3 minutes for comments.

C. PRESENTATION/ ADMINISTRATIVE BUSINESS NEW BUSINESS

D. OLD BUSINESS

E. NEW BUSINESS

E1) Discuss recommendations and approve to fill one (1) vacant position and to reconfirm three (3) expiring term positions on the Planning and Zoning Board.

E2) Approve Package Alcohol Application – 4556 E Ponce de Leon Ave

E3) Award Trailhead & Rowland St Pedestrian Improvements bid to the lowest bidder – SOL Construction

E4) To present to the Mayor and City Council the selection committee's recommendation to perform the City's zoning ordinance rewrite services

E5) 2021 Comprehensive Plan Update

E6) Vice-Mayor Selection

E7) Confirm Attorney

E8) Confirm Auditor

E9) Confirm Judge

E10) Confirm Solicitor

E11) Confirm Ethics Hearing Officer

E12) Approve an additional 10% hazard/COVID-19 pay for all City employees for all hours actually worked at a City facility or in the field during the continued Pandemic.

E13) Proclamation for MLK Day

E14) Digital Inclusion Resolution

E15) Proposed Police Ordinance to make it unlawful to cause a peace officer to contact a person solely to discriminate against the person on the basis of the person's race, ethnicity, religious affiliation, gender, sexual orientation, or gender identity

E16) Amend City Manager Employment Agreement

E17) Discuss Clarkston Development Authority name

E18) Discuss Charter Review Committee Proposed Changes

E19) Discuss Appointing Historic Preservation Committee member

F. ADJOURNMENT

CITY OF CLARKSTON

ITEM NO: E5

MAYOR AND CITY COUNCIL WORKSESSION

HEARING TYPE:
Work Session

BUSINESS AGENDA / MINUTES

MEETING DATE: January 7, 2021

ACTION TYPE:
Resolution

Subject: 2021 Comprehensive Plan Update

DEPARTMENT:
Planning/Economic & Development

PUBLIC HEARING: ☐ YES ☒ NO

ATTACHMENT: ☒ YES ☐ NO
Pages:

INFORMATION CONTACT:
Planning/Economic & Development Director - Shawanna Qawiy, MSCM, MPA
PHONE NUMBER: 404-296-6489

The City of Clarkston's Comprehensive Plan known as the Clarkston 2040 is mandated to be updated before the deadline date of October 31, 2021.

The City has signed the Development of Local Comprehensive Plan Agreement that will allow the Atlanta Regional Commission (ARC) to provide assistance to the City to update the Clarkston 2040 Comprehensive Plan.

To begin the updating process, the City is required to have an initial public hearing.
The initial public hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process.

CITY COUNCIL MEETING

Beverly Burks –Mayor

Jamie Carroll *Ahmed Hassan*
Awet Eyasu *Laura Hopkins*
Debra Johnson

Robin I. Gomez– City Manager

AGENDA

Tuesday, January 12, 2021 7:00PM
By ZOOM

A. CALL TO ORDER

B. ROLL CALL/ PLEDGE OF ALLEGIANCE

C. ADMINISTRATIVE BUSINESS/ PRESENTATION

C1) Approve Minutes: Council Meeting 12/8/2020
C2) PRESENTATION: Starnes Senior Living Housing Development – Housing Development Corporation

D. REPORTS:

1) Planning & Zoning Report
2) City Manager's Report
3) City Attorney's Report
4) Council Remarks
5) Mayor's Report

E. PUBLIC COMMENTS

Any member of the public may address the Council, during the time allotted for public comment. Each attendee will be allowed 3 minutes for comments at the discretion of the Presiding Officer. The public comment period will be limited t 40 minutes and it is not a time for dialogue. If your public comment contains a series of questions, please submit those the City Clerk in writing. This will facilitate follow-up by the council or staff. The City Council desires to allow an opportunity for public comment; however, the business of the City must proceed in an orderly, timely manner.

F. OLD BUSINESS

G. CONSENT AGENDA

G1) Appoint/ fill one (1) vacant position and to reconfirm three (3) expiring term positions on the Planning and Zoning Board.
G2) Confirm Attorney
G3) Confirm Auditor
G4) Confirm Judge
G5) Confirm Solicitor
G6) Confirm Ethics Hearing Officer
G7) Appoint Historic Preservation Committee member

H. NEW BUSINESS

H1) Vice-Mayor Selection

H2) Approve Package Alcohol Application – 4556 E Ponce de Leon Ave

H3) Award Trailhead & Rowland St Pedestrian Improvements bid to the lowest bidder – SOL Construction

H4) To present to the Mayor and City Council the selection committee's recommendation to perform the City's zoning ordinance rewrite services

H5) Public Hearing 2021 Comprehensive Plan Update

H6) Approve an additional 10% hazard/COVID-19 pay for all City employees for all hours actually worked at a City facility or in the field during the continued Pandemic.

H7) Adopt Proclamation for MLK Day

H8) Adopt Digital Inclusion Resolution

H9) Adopt Resolution by the Clarkston City Council condemning the act of falsely reporting a crime or otherwise causing a police officer to contact a person in order to discriminate against the person on the basis of the person's race, ethnicity, religious affiliation, gender, sexual orientation, or gender identity.

H10) Amend City Manager Employment Agreement

H11) Approve a Resolution on the Administration of Business Licensing Regarding Special Licensing for Pawnbrokers

I. ADJOURNMENT:

CITY OF CLARKSTON

ITEM NO: H5

MAYOR AND CITY COUNCIL WORKSESSION

HEARING TYPE:
Council Meeting

BUSINESS AGENDA / MINUTES

ACTION TYPE:
Resolution

MEETING DATE: January 12, 2021

Subject: Public Hearing- 2021 Comprehensive Plan Update

DEPARTMENT:
Planning/Economic & Development

PUBLIC HEARING: ☒YES ☐ NO

ATTACHMENT: ☒ YES ☐ NO
Pages:

INFORMATION CONTACT:
Planning/Economic & Development Director - Shawanna Qawiy, MSCM, MPA
PHONE NUMBER: 404-296-6489

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STAFF RECOMMENDATION(S):
N/A

City of Clarkston Comprehensive Plan:

regional impact + local relevance

ATLANTA REGIONAL COMMISSION

Why Do We Plan?

- Prepare for the future
- Anticipate change
- Accommodate the present
- Enhance strengths
- Minimize weaknesses
- Build community
- Provide for the public health, safety and welfare

Process – Plan Elements

REQUIRED for all

- VISION AND GOALS
- NEEDS AND OPPORTUNITIES
- COMMUNITY WORK PROGRAM
- BROADBAND SERVICES

REQUIRED

- LAND USE
- ECONOMIC DEVELOP-MENT
- TRANSPOR-TATION
- HOUSING

OPTIONAL

Elements *(Examples)*

- TARGET AREAS
- PUBLIC SAFETY
- GREENSPACE
- EDUCATION
- RECREATION
- HUMAN SVCS
- NATURAL RESOURCES
- INTER-GOVERNMENT
- SOLID WASTE MANAGE-MENT
- INFRA-STRUCTURE & FACILITIES
- COMMUNITY SUSTAIN-ABILITY
- HISTORIC & CULTURAL RESOURCES
- DISASTER RESILIENCE

Process

- **Local Government Responsibilities**
  - Designate primary contact to coordinate with ARC- Completed
  - Develop Report of Accomplishments (ROA), showing status of items in existing Work Plan
  - Develop new Work Plan, with ARC input
  - Form Steering Committee
  - Schedule Steering Committee meetings
  - Develop public awareness and invitations to public meetings
  - Post notices of public hearings as required by community's existing procedures
  - Provide timely notice to ARC of local government meetings that ARC staffshould attend

Process

- **ARC Responsibilities (more detail in MOA)**
  - Designate Project Manager- Rachel Will
  - Update Needs and Opportunities/Vision and Goals as needed, using ARCresources, local data, and community input
  - Review updated Work Plan developed by local staff
  - Update Land Use, Transportation, Housing, and Economic DevelopmentElements, as needed
  - Present/support/attend both required public hearings (one at kick-offand one prior to transmittal for regional/state review)
  - Facilitate one (1) public meeting
  - Develop survey, etc.
  - Facilitate three (3) Steering Committee meetings
  - Develop language for official public hearing notices, if requested
  - Develop ads and other public involvement materials, if requested
  - Implement any revisions required by DCA following state review
  - Provide final plan and other documents

Schedule

January

- Develop draft schedule and milestones
- Assemble Steering Committee
- Required Public Hearing
- Get local staff's thoughts on:
  - Strengths and weaknesses of existing plan
  - Major issues emerging in last 5 years that need to be addressed
  - Any sensitive topics, e.g., elections, development, citizen concerns?
  - Public engagement considerations
  - Answer any questions

Schedule

- Jan/Feb: Steering Committee Meeting #1 - TBA
- Feb: Public Meeting/Engagement Opportunity #1 – TBA
- March: Steering Committee Meeting #2 - TBA
- April: Open additional public engagement opportunity, e.g., survey,online event, etc.
- May: Steering Committee Meeting #3- TBA
- June-July: ARC finalizes plan document based on input, City staff reviews
- August: Local staff schedules pre-transmittal public hearing, aka "SecondRequired Public Hearing":
  - *A second public hearing must be held once the plan has been draftedand made available for public review, but prior to its transmittal to the Regional Commission for review. The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review…*
- Transmit plan document to ARC and DCA to begin regional and state review
- **Deadline for review, approval, and local adoption: October 31, 2021**

Questions

Rachel Will
Senior Planner

Atlanta Regional Commission
rwill@atlantaregional.org

CITY COUNCIL
MEETING MINUTES

Tuesday, September 7, 2021

Officials Present :Hybrid In-Person/Zoom

Mayor:	Beverly Burks
Council:	Jamie Carroll, Awet Eyasu, Laura Hopkins, Debra Johnson, Mark Perkins
City Manager:	Robin Gomez
City Attorney:	Stephen Quinn

A. CALL TO ORDER

B. ROLL CALL/PLEDGE OF ALLEGIANCE

Mayor Burks, Awet Eyasu, James Carroll, Ahmed Hassan, Debra Johnson, Mark Perkins, Laura Hopkins

Mayor Burks called for any adjustments to the agenda. Vice Mayor Eyasu made the motion to amend the agenda to add an agenda item for a public hearing for the Clarkston 2040 comprehensive plan to be transmitted ARC and DCA for review. To remove the Special Call meeting minutes from the agenda. To add the appointment and approval of the contract for Shawanna Qawiy as Interim City Manager.
Second : Councilperson Johnson
A vote was called, and the motion carried. (5,0)

C. ADMINISTRATIVE BUSINESS/PRESENTATION

(C1) Vice Mayor Eyasu made the motion to approve the August 4th, August 23rd, and August 23rd meeting minutes.
Second: Councilperson Johnson
A vote was called, and the motion carried. (5,0)

(C2) The Baseball Foundry-Tracy Hart provided a background of the program with the expectations of expanding in the City of Clarkston and to utilize the Milam Park with a 10–15-year contract commitment. An additional topic of concern was around parking.

Confirmation was made by Mayor Burks that the public hearing item related to the comprehensive plan will be item G1 and all other items will be moved in proceeding order with the appointment of the Interim City Manager Shawanna Qawiy as G6.

D. REPORTS

(1) Planning and Zoning Report

Director Qawiy -Planning/Economic Development report: The Clarkston 2040 report is available for public comment with a hard copy available at City Hall Annex and on the city's website. The zoning rewrite team POND is completing the draft diagnostic report.

(2) City Manager's Report

City Manager Gomez gave an overview of the general fund. The city is at 60% of total expenditure as of August 31. Fiscal year is January 1 to December 31. An update on the SPLOST projects was presented, with the streetscape celebration for the East Ponce de Leon and Market Street project. The Rowland Street and Market Street (Lovejoy) project shall commence in 30 days. An upcoming event included Tell me a Story on September 11th.

(3) City Attorney

None

Councilman Eyasu inquired about the elections and whether the retirement of the City Clerk would have an impact on the current city election cycle. Attorney Quinn commented that he was not aware of the qualifications but by state law the City Clerk is presumed to be the election superintendent.

The DeKalb County Board of Elections can fill the role and handle the needs of the election for this year. The deadline has been called and the published deadline notice with the election notice has been submitted.

(4) Council Remarks

Councilperson Johnson: Attended the August 25th Homeless DeKalb Committee meeting and the streetscapes ribbon cutting ceremony.

Councilperson Hopkins: None

Vice Mayor Eyasu: Attended the August 3rd National Night Out and GMA conference in Savannah Georgia, the August 25th Health Fair, and September 3rd Streetscape ribbon cutting,

Councilperson Perkins: Attended the National Night Out event.

Councilperson Carroll: Attended the National Night Out event and the Streetscape ribbon cutting.

Councilperson Hassan: None

Mayor Burks: Attended the August 11th Clarkston Job Fair. August 14 Ivory Coast Expo, August 18th Council for Quality Growth meeting, August 19th Public Rewind Radio Show, August 19th Georgia House of Representative study committee, August 19th DeKalb Municipal Association meeting, August 21 Clarkston Health Fair. She hosted the August 26th Mayor Equality Day, attended the August 27th Georgia Power substation meeting, and August 30th Georgia State Prevention Research Center Community Board meeting. Participated in the August 31st Mayor Institute and attended the September 3 Streetscape ribbon cutting ceremony and September 4th WOW Expo at Atlantic Station.

E. PUBLIC COMMENTS

Public comments were made referencing the Clarkston LCI (comprehensive plan) and the separation of the City Manager. Comments were made referencing the Baseball Foundry, soccer and improvement and the use of Milam Park for sports events and the affordability to the residents.

Comments were made in reference to the posting of campaign signs and Ponce Sports lounge and the repealing of Ordinance 19-433.

Comments were made in reference to veterans and the homeless cause for the City of Clarkston.

Speakers: Brian Medford, Sarah Ugami (sp), Amina Osman, Jimmy Wegayehu, Victor Johnson,

F. OLD BUSINESS

(F1) Approve Electric Vehicle (EV) charging station license agreement with Georgia Power to install electric vehicles in the City of Clarkston.

Director Qawiy provide the requested additional information of a no cost user fee. The charging fee is $.25 cents per minute, with 30 days of free charging. The volts of 277/480 is 30-50 minutes at 80% of the capacity during the charging, depending on weather and type of vehicle.

Motion: Vice Mayor Eyasu to approve the EV charging station license agreement with Georgia Power to install electric vehicle charging station in the City of Clarkston.

Second: Councilperson Hassan

A vote was called Yes (5) No (1) L. Hopkins. Motion passed.

G. NEW BUSINESS

(G1) Public Hearing: Discuss the transmittal of the Clarkston 2040 comprehensive plan to ARC/DCA for approval.

Recommendation was made to extend the transmittal date to ARC/DCA September to 17th .
Speakers: Brian Medford, Susan Hood

(G2) Approve the award of a construction amendment contract to Ohmshiv Construction for the Market St. Sidewalk Installation and Resurfacing Capital Project SPLOST 08.

Motion: Councilperson Carroll to approve to award the construction amendment contract to Ohmshiv Construction for the Market Street Sidewalk Installation and Resurfacing Capital Project SPLOST 08 with five (5) easeabouts.

Second: Hassan

A vote was called, and the motion carried (5,0)

(G3) Approve the planting of a Memorial Tree at Friendship Forest

Recommendation was made to review in the Environmental Transportation Committee.

Motion: Vice Mayor Eyasu to discuss at an Environmental Transportation Committee meeting.

Second: Councilperson Johnson

A vote was called, and the motion carried (5,0)

(G4) Approve the allocation of additional ARPA 2021 Funding for Vaccination and Communications

Recommendation by Councilperson Carroll to allocate an additional $50,000 to the vaccination allocation of ARPA and $10,000 for communication.

Motion: Councilperson Carroll to approve $55,000 in additional ARPA funds for vaccination $50 gift cards with $10,000 for communications.

Second: Councilperson Perkins
A vote was called, and the motion passed (5,0)

(G5) Approve amending City Manager Agreement.
Mayor Burks provided a background of the separation notice that will be effective September 17th, 2021. Councilperson Carroll thank Robin Gomez for his work.
Motion: Councilperson Johnson
Second: Vice Mayor Eyasu
A vote was called, and the motion passed (5,0)

(G6) Approve the contract and appointment of Shawanna Qawiy as Interim City Manager.
City Attorney Quinn provided a background of when there is a vacancy in the role of City Manager a written contract must be agreed upon. The mayor and council is recommending appointing Shawanna Qawiy as the Interim City Manager.

Motion: Vice Mayor Eyasu to appoint Shawanna Qawiy as Interim City Manager and approve the contract that is substantially similar with sign off by Mayor and City Attorney.
Second: Councilperson Johnson
A vote was called, and the motion passed Yes (4) No (2) L. Hopkins, M. Perkins

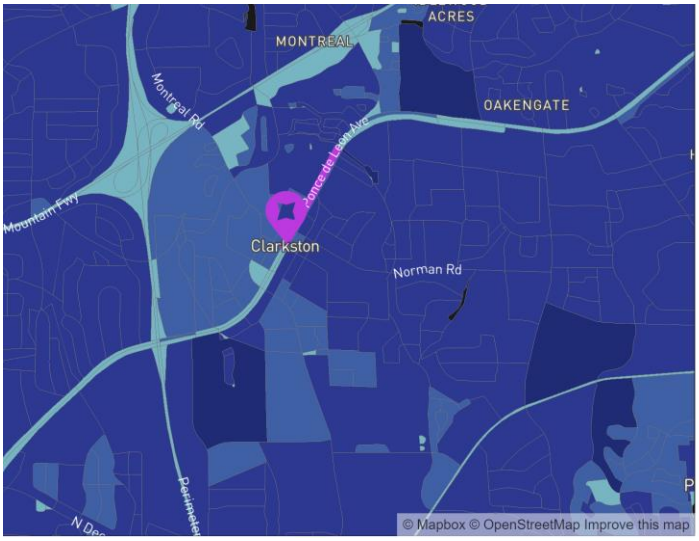
H. ADJOURNMENT

Meeting adjourned.

APPENDIX D: BROADBAND ACCESS

Broadband Access

Senate Bill 402, known as the ACE Act (Achieving Connectivity Everywhere), directs local communities to address broadband availability in local comprehensive plans. The local government must make an objective determination of whether it is served by broadband service. Appropriate follow-up steps must be identified based on the community's determination of whether it is served by broadband.
The following map identifies broadband service in Clarkston.



Number of Fixed Residential Broadband Providers

0 1 2 3 4 6 12 or more

Broadband

Technology ADSL, Cable, Fiber, Fixed Wireless, Satellite, Other
Speed ≥ 25/3 Mbps
Date June 2020 *(latest public release)*

Provider	Tech	Down (Mbps)	Up (Mbps)
ViaSat, Inc. Viasat Inc	Satellite	100	3
Hughes Network Systems, LLC	Satellite	25	3
AT&T Inc.	ADSL	6	0.512
VSAT Systems, LLC	Satellite	2	1.3

Source: https://broadbandmap.fcc.gov

As used in this section: "Broadband services" means a wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides:

- Access to the Internet; or
- Computer processing, information storage, or protocol conversion.

And "Broadband services provider" means any provider of broadband services or a public utility or any other person or entity that builds or owns a broadband network project.

Metro Atlanta, and Fulton County, generally enjoy widespread access to broadband technology from at least two to four service providers. As the market for broadband technology continues to expand and improve throughout the region and the State, Clarkston seems well positioned to ensure that access to the technology will be available in their market.